

existing land use

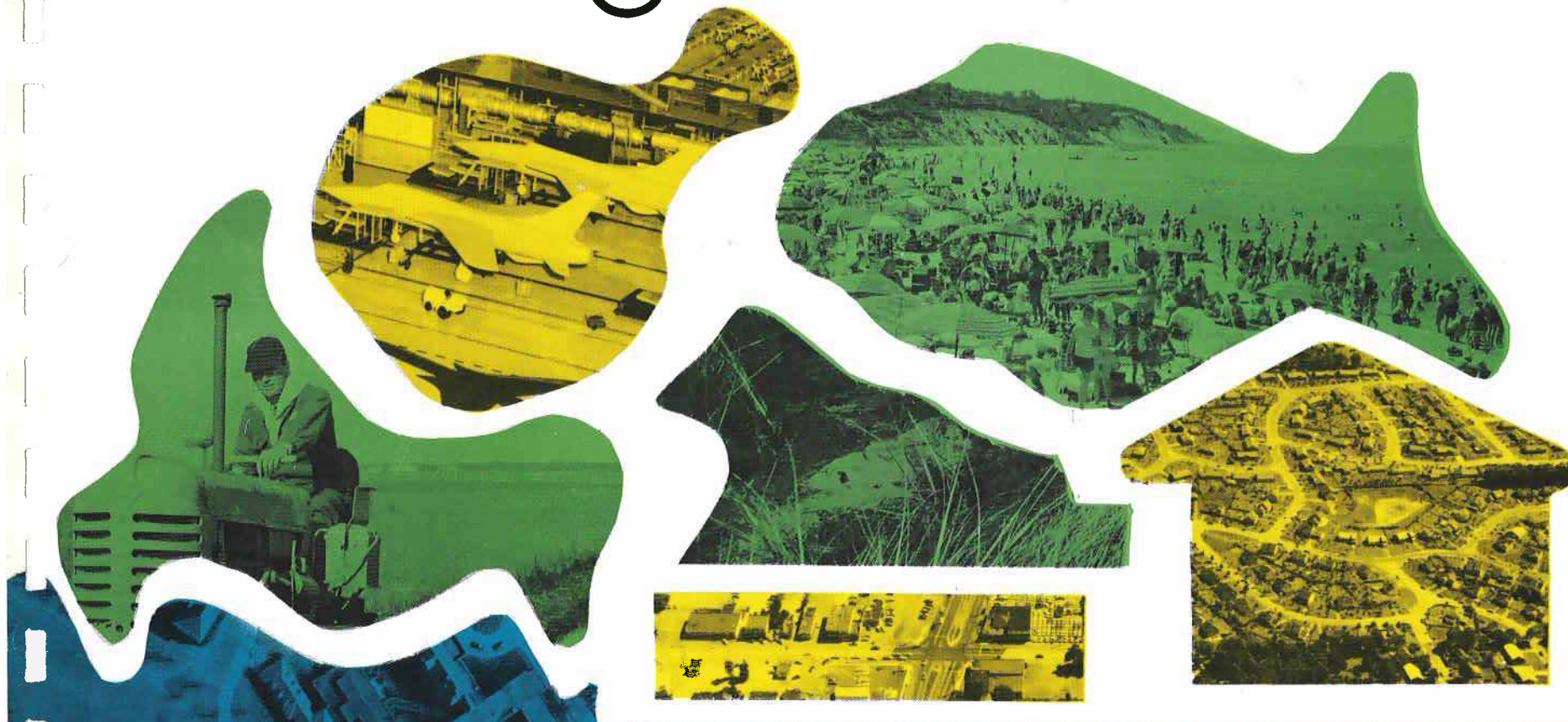
residential

commercial

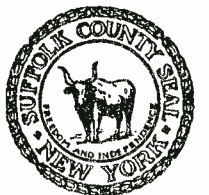
industrial

institutional

open space



SUFFOLK COUNTY DEPARTMENT OF PLANNING - 1962





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Seth A. Hubbard
Chairman
Lee E. Koppelman
Director of Planning

Suffolk County Department of Planning



H. Lee Dennison, County Executive

Veterans Memorial Highway Hauppauge, L. I., N. Y.
ANDrew 5-0700

January 24, 1963

Honorable H. Lee Dennison, County Executive,
and the Members of the Suffolk County
Board of Supervisors,
Riverhead, New York.

Gentlemen:

Our staff, under the direction of Lee E. Koppelman, Director of Planning, has completed an Existing Land Use Report which was prepared with considerable assistance and cooperation from towns and villages within the County.

It contains important statistical information, and we are sure it will be a valuable reference guide.

Respectfully submitted

SAH/IMD Chairman
Suffolk County Planning Commission

H. LEE DENNISON
County Executive

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GENERAL DATA

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INTRODUCTION

Suffolk County with its streams, hills, lakes, rivers, shorefronts, forests and other natural attributes is familiar to millions of persons for its resort and recreation opportunities. It has also achieved the dubious distinction of being one of the fastest growing counties in the United States.^{1/} The retention of our priceless resources and the assurance of orderly growth can only be accomplished through intelligent planning. One of the first steps is to determine what currently exists, economically, physically, socially and politically. This inventory and analysis is a vital preliminary to comprehensive planning. In this context, physical inventory refers to land usage.

This report is a synopsis of the department's findings of existing land use in Suffolk County. The other elements have been examined and reported elsewhere.^{2/} The information was originally prepared in a very limited fashion on a town-by-town basis for the use of local planning agencies. These reports also contained seven-color maps to a scale of 1 inch = 2000 feet. The subsequent demand for this data from governmental, civic and private groups warrants this additional printing. In order, however, to allow for wider distribution, it was found necessary to substitute generalized maps for the more detailed ones. The original maps are available for use at the county planning office at Hauppauge for those in need of more definitive breakdowns.

^{1/} "Population" - Another of the Comprehensive Plan Reports by the Suffolk County Planning Department.

^{2/} "Local Government Analysis" - January 1962 - The Suffolk County Planning Department.

"Population"-Suffolk County Planning Department.

"Economic Base"-Suffolk County Planning Department.

LOCATION

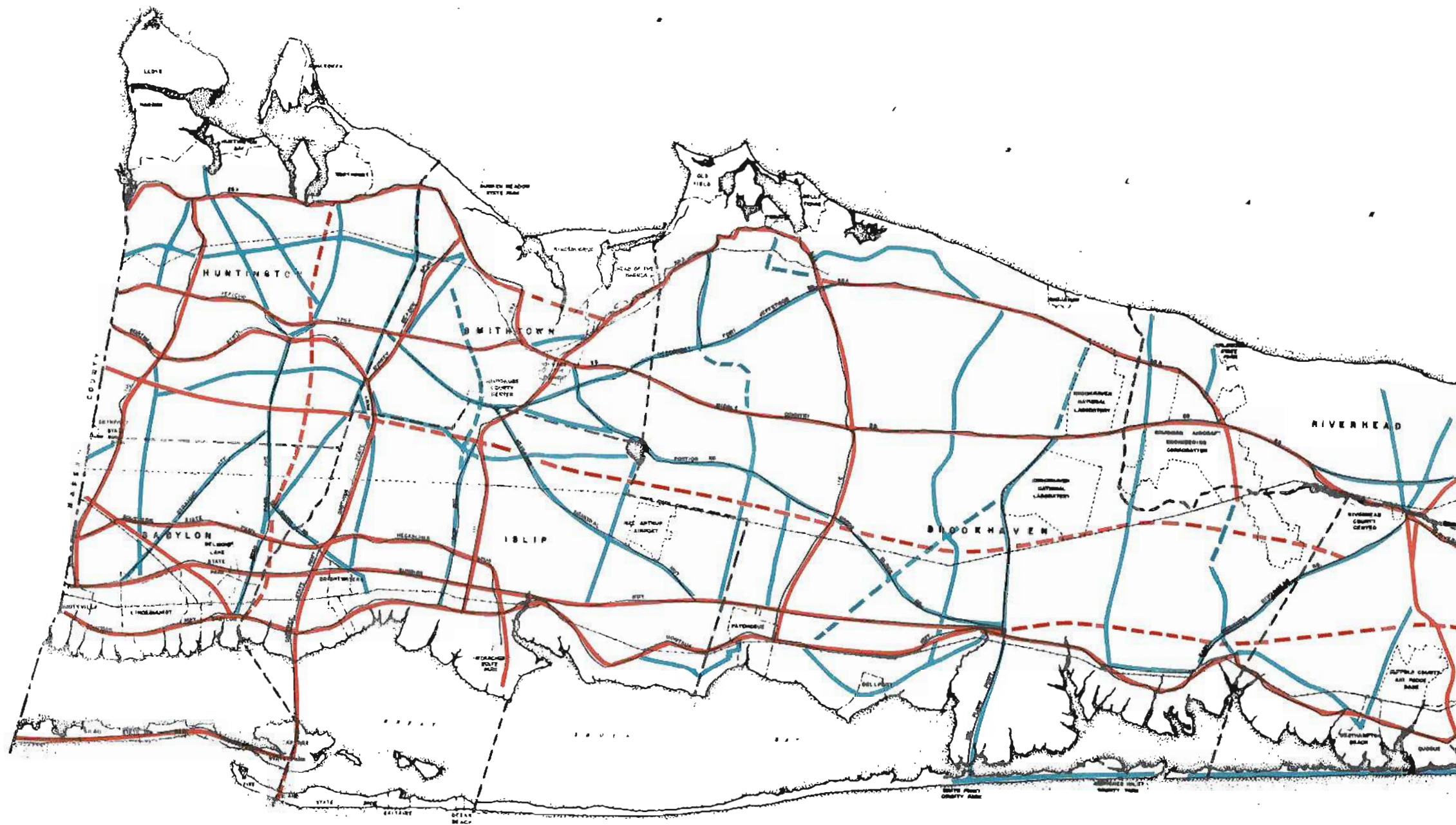
Geographical Description - Suffolk County is bounded on the north by Long Island Sound and on the south and east by the Atlantic Ocean which presently limits access by land entirely to the west. The south shore is paralleled by barrier beaches which create bays between the south shore of the island and the ocean. Fire Island, Moriches and Shinnecock inlets connect these bays to the ocean. The county is approximately 86 miles long and 21 miles wide at its widest point which is on its western boundary. The major land area extends eastward from Nassau County for 42 miles to Riverhead. East of Riverhead two forks, or peninsulas, continue eastward separated by the waters of Peconic and Gardiners Bays. The northern fork terminates at Orient Point and is approximately 28 miles in length. The southern fork terminates at Montauk and is about 44 miles long. The land area of the county is 922 square miles.

Circulation - The land transportation links to the region occur in a west-east direction and consist of rail and vehicular means. The Long Island Railroad maintains three lines almost equally spaced, i.e., north shore, main line or central and south shore.

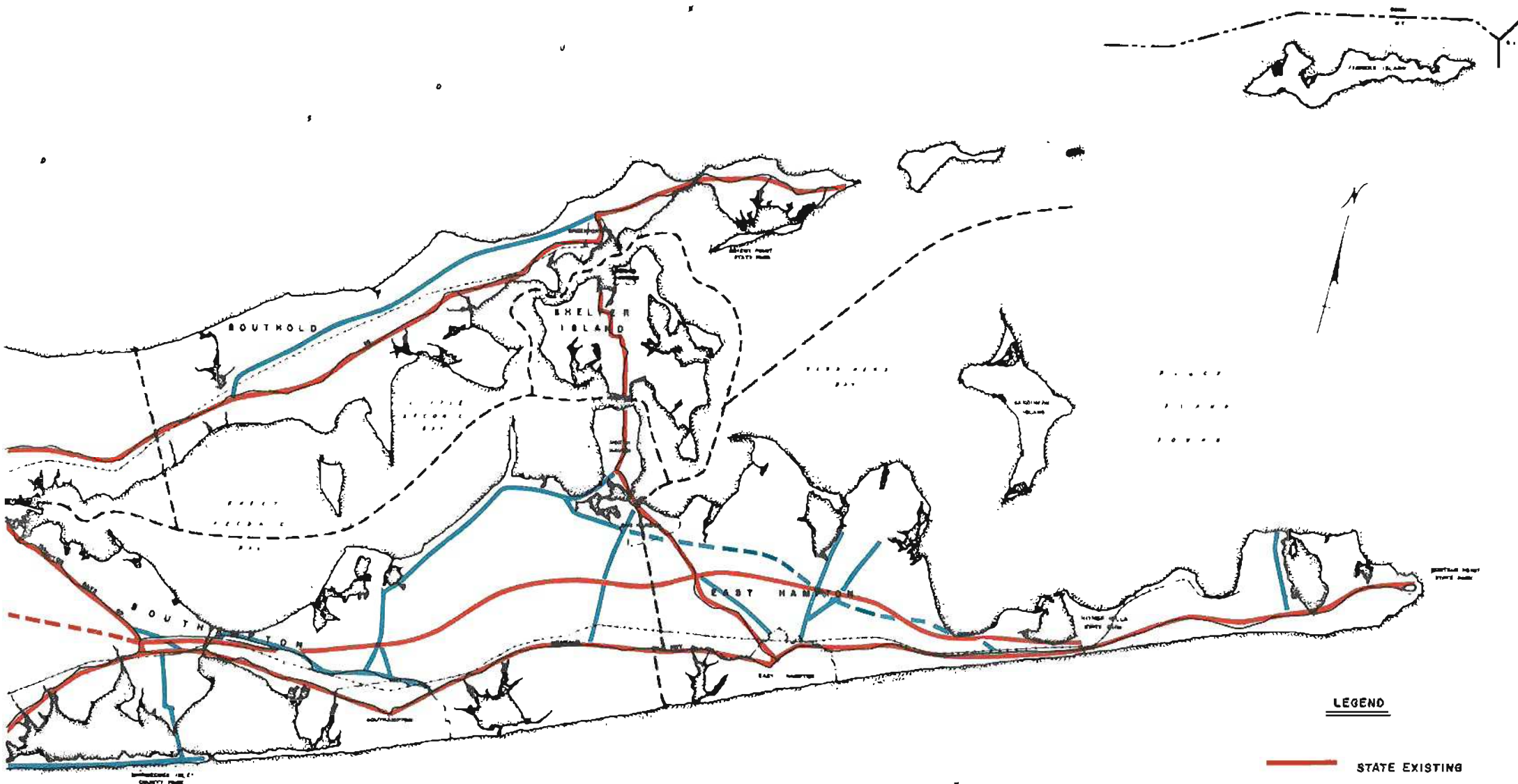
The major arterial highways are similarly spaced from north to south with greater frequency. (See the road network map on pages 4 and 5).

There are two ferries in operation. The Port Jefferson Ferry connects the port with Bridgeport, Connecticut. The Orient Point Ferry terminates at New London, Connecticut.

At present MacArthur Airport in the Town of Islip provides limited scheduled flights to eastern seaboard destinations. In addition there are over ten private fields throughout the county for small aircraft operation.



ROAD SYSTEM



NATURAL CHARACTERISTICS

Topography - The topography is uniform with a gentle to moderate slope from the north to the south shore. A high ridge of glacial origin running approximately east and west at about one-third of the width of the county from its north shore reaches an elevation of about 300 feet above sea level. North of the ridge the topography is generally abrupt with an overall slope to Long Island Sound. South of the ridge is a long gentle slope terminating in the marsh and meadow land which borders the bays on the south. There are four main watershed valleys; Nissequogue, Connetquot, Carman's and Peconic.

Geological Description - Suffolk County is composed of unconsolidated deposits of sand, gravel and clay laid down in more or less parallel beds on a hard bedrock surface. The rock floor is tilted downwards in a south-easterly direction so that from a position of relative closeness to the surface in the northwest end of Long Island (Queens County) it reaches a depth of 2100 feet below sea level beneath Fire Island. The subsoil is generally sandy of yellow color except on the ocean side of the south shore dunes which are of light grey sea sand. The topsoil is particularly suited for agricultural use. Elsewhere the ground is generally covered with scrub growth, mostly oak and pine.

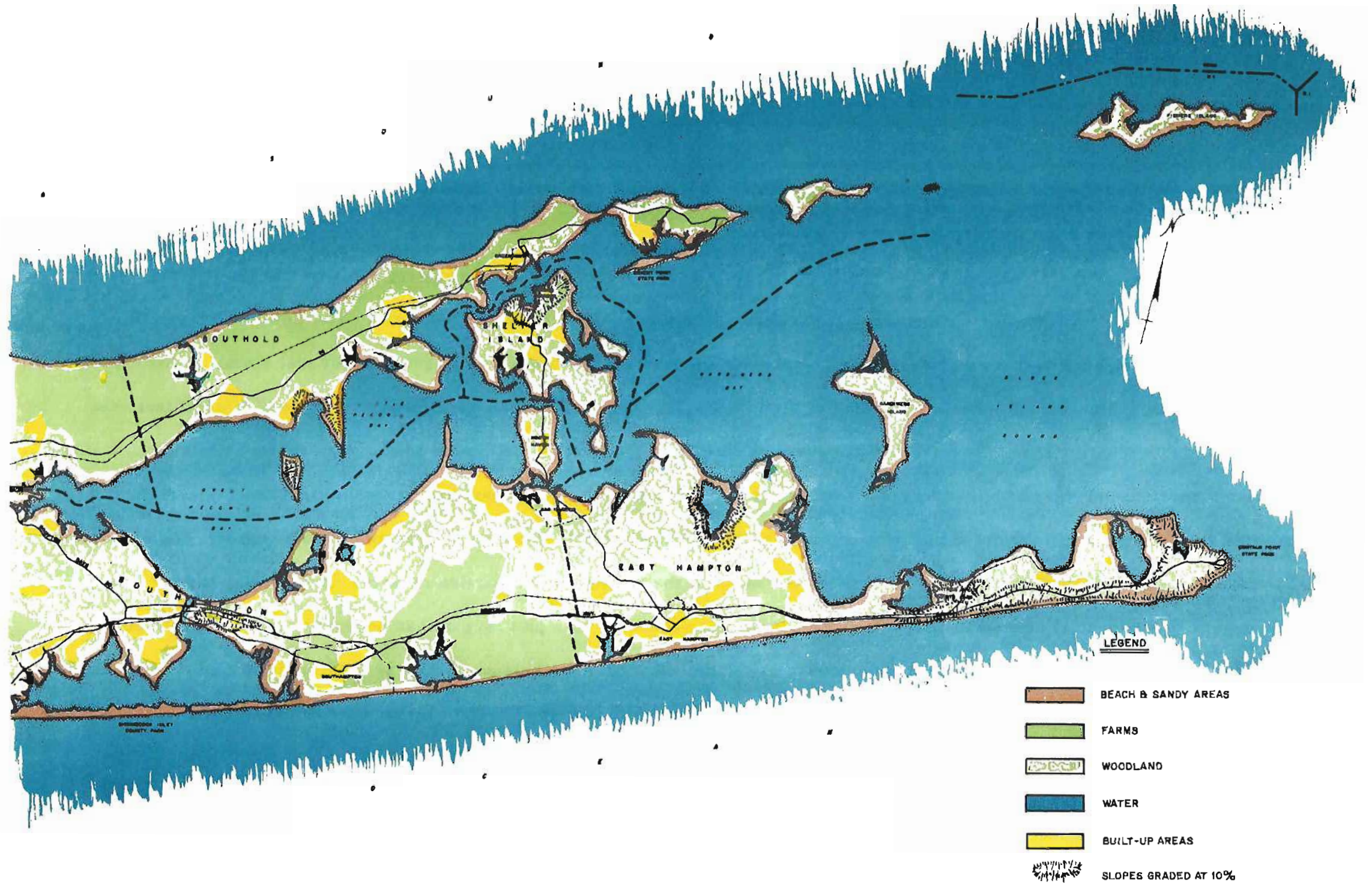
Water Supply - The water supply in Suffolk County is obtained entirely from ground waters. Natural replenishment of this supply is derived solely from precipitation, i. e., rain, snow and sleet which averages 42 inches per year. Due to losses from evaporation, stream flow and other factors, only part of the precipitation ever reaches the water-bearing stratum. It has been estimated that approximately 50 per cent of the precipitation is lost due to the above mentioned factors. On this basis, the ground water reservoir is sufficient to serve an estimated population of 3.5 million.

Climate - Suffolk enjoys the temperate zone qualities of a four-season year. The summer temperatures average 75-85 degrees. This is in contrast with a winter average of 25-35 degrees. Extremes beyond these figures are of short duration. Spring and Autumn temperatures fluctuate between these two ranges and can generally be termed mild with an average of 60-65 degrees.

Hurricanes are the only abnormal occurrences that Suffolk is subject to. These storms with winds of more than 70 miles per hour and prolonged heavy rains usually result in extensive property damage. Fortunately, these storms have occurred rarely. The most severe was in September of 1938. The Great South Beach (Fire Island) was breached at five locations. One of these break-throughs was allowed to remain and is now the Shinnecock Inlet.

Flora - The flora of Suffolk indicates various stages of ecological succession. In the main, as mentioned previously, the majority of the woodlands (the Barrens) are covered with pitch pine and white oak reflecting the sandy nature of the soil. However, there are areas of richer soil particularly along the glacial ridge and in the river valleys sustaining a variety of cover. Among the deciduous trees are the Sycamore, Red and Black Oak, American Beech, Red Maple, Sugar Maple, Norway Maple, Hickory, Black Walnut, Common Birch, Sour Gum, Black Birch, Aspen and Elm. The evergreens include the Red Cedar, American Holly and White Pine. Two of these stands are particularly noteworthy. The Prosser Pines at Yaphank are the only virgin stand of White Pine timber on Long Island. They are mature trees. The second is the "Sunken Forest" stand of American Holly on Fire Island. The shrubs include Viburnum, Shadbush, American Chestnut, Blueberry, Northern Bayberry, Beach Plum, Laurel, Azaleas. In addition are the many horticultural species introduced over the years. The flowers, ferns, etc., are too numerous for mention here.





METHOD

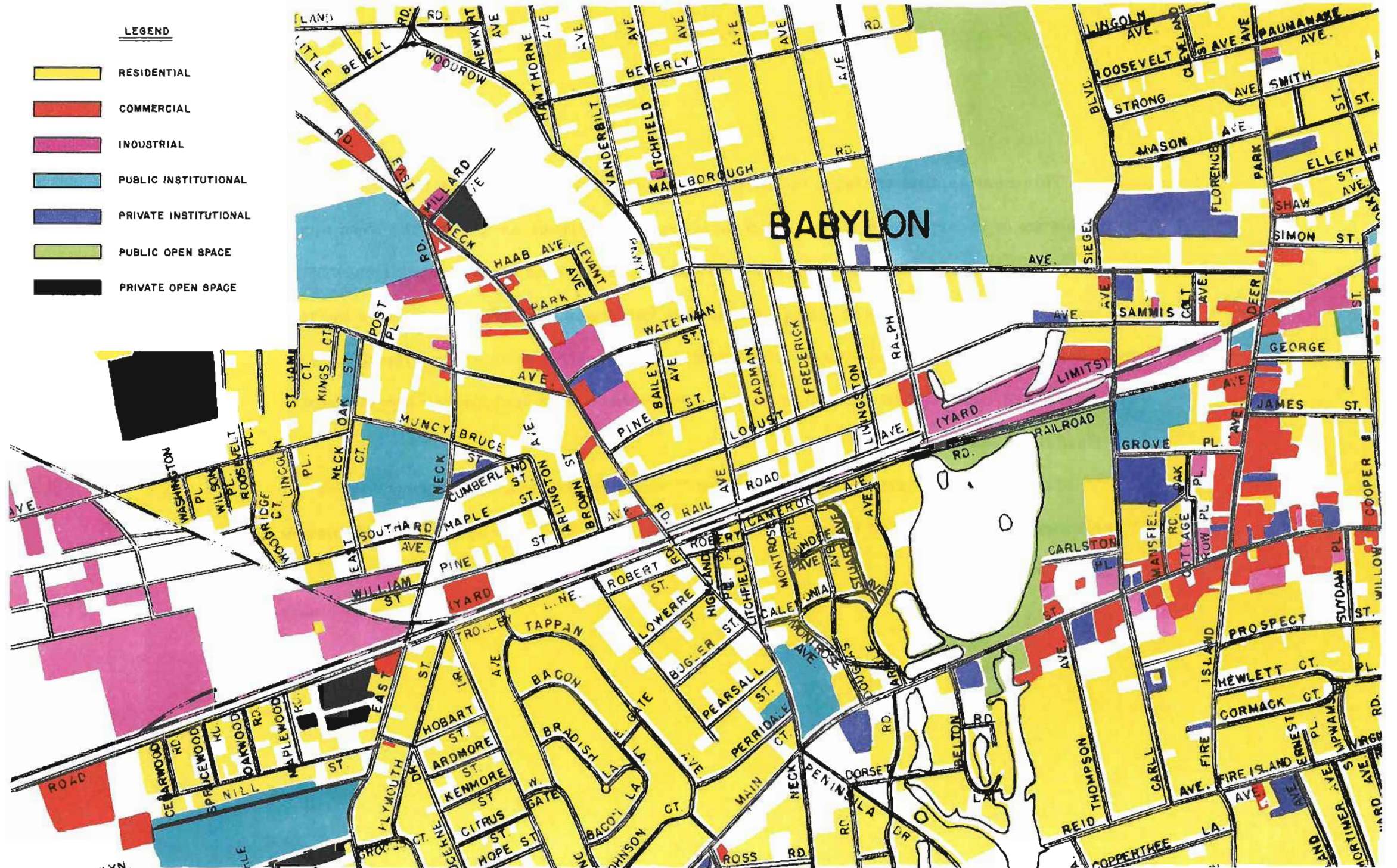
The uses to which land is put can be categorized in numerous ways. Therefore, the first step is the determination of a classification system. The various slots must be inclusive enough to insure that all uses are covered; clearly defined to avoid ambiguity and kept to a minimum to avoid duplication, erroneous listing and minor analysis. For county purposes, it was felt adequate to confine the study to six major groupings; residential, commercial, industrial, institutional, open space and vacant. These were sub-divided to cover significant types in twenty-four uses.

The next step was the selection of base maps. The prime choice would have been property maps to a scale of 1"=400 feet. This scale allows sufficient room for field notation. Property lines insure the accuracy of analysis. The Town of Babylon furnished the staff with such maps and as a result it is certain that the accuracy of this study is greatest for that town. Unfortunately, the department does not have such maps for the rest of the towns. We, therefore, used base maps to a scale of 1"=800 feet with roads being the sole identification. The actual listing was conducted in the field. The survey teams were trained initially as a single team to avoid spurious interpretations of usage. Every parcel in Suffolk County was examined in the field. (The Town of Huntington was omitted from the project to avoid duplication of effort with their consultant). Several judgments had to be made. Since property information was lacking, assumptions were made on the basis of the zoning for the particular area. In addition, leeway was taken in regard to residential parcels. Those properties with one residence on a plot larger than necessary under current zoning were considered as residential for that portion obviously used, and vacant for the balance. This is reasonable in that it is probable to expect the future development of the surplus and, therefore, it should be reflected in the current vacant inventory.

The information collected in the field was then transferred at the office on similar base maps using a color code and then computed as to area. A sample section is shown on the next page.

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC INSTITUTIONAL
- PRIVATE INSTITUTIONAL
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE



This next section contains the land use statistics by towns. Each table includes a breakdown of incorporated villages and unincorporated places as well as the town summary. The order of presentation is alphabetical and carries no other connotation. In the instance of an incorporated village situated in two towns, the analysis credits the town total with that portion of the village lying within the respective town - (Sag Harbor). For the purpose of convenience the entire village figures have been included as a postscript to the East Hampton table.

The information cited (page 16) for the Town of Huntington was procured from "Preliminary Report - Land Use and Zoning, Huntington, N. Y." - by H. Bartholomew & Associates.

LAND USE DATA BY TOWNS

BABYLON LAND USE

LAND AREA 51.20 SQ. MILES 32,768.00 ACRES

INCORPORATED VILLAGES

		AMITYVILLE		BABYLON		LINDENHURST		UNINCORPORATED		TOWN SUMMARY	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL.....	1 FAMILY DETACHED	596.92	46.10	669.46	43.95	1,012.00	42.85	5,679.54	20.59	7,956.94	24.28
	1 FAMILY ATTACHED	—	—	.41	.03	1.15	.05	3.25	.01	4.81	.02
	2 FAMILY	12.07	.93	15.32	1.00	21.70	.92	50.85	.18	99.94	.30
	WALK UP MULTIPLE	2.56	.20	4.82	.32	—	—	20.11	.07	27.49	.08
COMMERCIAL.....	COMMERCIAL & GENERAL RETAIL	20.19	1.56	13.28	.87	20.87	.89	162.03	.59	216.47	.66
	GROUND FLOOR RETAIL	4.07	.31	9.57	.63	8.01	.34	8.51	.03	30.16	.09
	HOTEL-MOTEL	3.77	.29	1.93	.13	.63	.03	6.11	.02	12.44	.04
	OFFICE	4.03	.31	5.80	.38	2.89	.12	21.45	.08	34.17	.10
INDUSTRIAL.....	AUTOMOTIVE STORAGE & SERVICE	6.92	.69	3.77	.25	9.06	.38	91.18	.33	112.93	.34
	LIGHT INDUSTRY	24.20	1.87	4.33	.28	22.60	.96	100.07	.36	151.20	.46
	WAREHOUSE & STORAGE YARD	24.66	1.91	47.49	3.12	32.68	1.38	208.59	.76	313.42	.96
	LICENSED JUNK YARDS	—	—	5.80	.38	2.09	.09	18.92	.07	26.81	.08
INSTITUTIONAL.....	HEAVY INDUSTRY	5.13	.40	3.31	.22	2.20	.09	704.18	2.55	714.82	2.16
	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	8.97	.69	13.49	.88	15.50	.66	353.92	1.29	391.88	1.20
PUBLIC	PUBLIC	35.85	2.77	33.07	2.17	75.90	3.21	1,678.26	6.06	1,823.08	5.57
	PRIVATE	70.89	6.49	24.09	1.58	24.76	1.05	1,629.02	6.63	1,948.76	5.95
	PARK & OUTDOOR RECREATION	23.80	1.84	29.37	1.93	14.08	.60	3,212.51	11.64	3,279.76	10.01
	PARKWAYS	—	—	—	—	—	—	364.63	1.32	364.63	1.11
PRIVATE	STREETS	195.50	15.13	333.16	21.87	592.60	25.09	5,186.17	18.79	6,307.43	19.25
	MUNICIPAL PARKING LOTS	5.88	.44	6.65	.44	.73	.03	—	—	13.06	.04
	SUMPS & DRAINAGE CHANNELS	INCLUDED IN MISCELLANEOUS									
	PARKING LOTS	11.10	.86	11.22	.74	21.23	.90	158.94	.56	202.49	.62
VACANT	FARMS & NURSERIES	1.92	.15	—	—	2.03	.09	706.74	2.58	710.69	2.17
	PARK & OUTDOOR RECREATION	9.21	.71	11.23	.74	9.99	.42	236.94	.86	267.37	.82
MISCELLANEOUS.....		211.31	16.34	258.35	16.96	481.84	19.56	6,871.16	24.19	7,602.66	23.20
	SPECIAL CATEGORY	13.05	1.01	17.26	1.13	6.96	.29	117.32	.43	154.59	.47
TOTAL		1,292.80	100.00	1,523.20	100.00	2,361.60	100.00	27,590.40	100.00	32,768.00	100.00

BROOKHAVEN LAND USE

LAND AREA 252.03 SQ. MILES 181,298.28 ACRES

INCORPORATED VILLAGES

LAND USE		BELLE TERRE		BELLPORT		OLD FIELD		PATCHOGUE		POQUOTT		SHOREHAM		UNINCORPORATED		TOWN SUMMARY	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL	1 FAMILY DETACHED	143.48	24.10	297.74	32.31	261.34	19.73	471.87	34.18	61.15	22.22	41.67	21.10	10,060.78	6.42	11,338.20	7.03
	1 FAMILY ATTACHED	—	—	—	—	—	—	1.42	.10	—	—	—	—	—	—	1.42	0.00*
	2 FAMILY	—	—	.98	.11	—	—	14.35	1.04	—	—	—	—	—	—	15.33	0.01
	WALK UP MULTIPLE	—	—	—	—	—	—	2.74	.20	—	—	—	—	10.32	0.01	13.06	0.01
COMMERCIAL	COMMERCIAL & GENERAL RETAIL	—	—	4.81	.52	—	—	20.48	1.48	.34	.12	.58	.29	432.15	0.28	458.36	0.29
	GROUND FLOOR RETAIL	—	—	1.62	.18	—	—	11.92	.86	—	—	—	—	8.54	0.01	22.08	0.01
	HOTEL-MOTEL	—	—	1.23	.13	—	—	5.64	.41	—	—	—	—	25.00	0.02	31.87	0.02
	OFFICE	—	—	.79	.08	—	—	4.59	.33	—	—	—	—	16.98	0.01	22.36	0.01
INDUSTRIAL	AUTOMOTIVE STORAGE & SERVICE	—	—	1.06	.11	—	—	8.53	.62	—	—	—	—	81.19	0.05	90.78	0.06
	LIGHT INDUSTRY	—	—	—	—	—	—	.86	.08	—	—	—	—	131.53	0.08	132.39	0.08
	WAREHOUSE & STORAGE YARD	—	—	2.90	.31	—	—	51.52	3.73	—	—	—	—	146.35	0.09	200.77	0.12
	LICENSED JUNK YARDS	—	—	—	—	—	—	—	—	—	—	—	—	27.54	0.02	27.54	0.02
	HEAVY INDUSTRY	—	—	—	—	—	—	5.48	.40	—	—	—	—	450.14	0.29	455.62	0.26
INSTITUTIONAL	TRANSPORTATION - PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	—	—	—	—	—	—	13.88	1.00	—	—	—	—	356.43	0.23	370.29	0.23
	PUBLIC	1.03	.17	46.96	5.10	—	—	28.64	2.08	—	—	1.47	.74	10,552.39	6.74	10,630.49	6.60
	PRIVATE	.34	.06	11.33	1.23	3.22	.24	38.54	2.79	—	—	—	—	431.13	0.29	504.56	.31
OPEN SPACE	PARK & OUTDOOR RECREATION	—	—	138.21	15.00	3.44	.26	25.02	1.81	—	—	—	—	909.50	0.58	1,076.17	.57
	PARKWAYS	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	PUBLIC	56.50	9.49	93.35	10.13	72.44	5.47	203.24	14.73	29.94	10.88	27.27	13.75	7,781.60	4.97	8,264.34	5.12
	MUNICIPAL PARKING LOTS	—	—	—	—	—	—	—	—	—	—	—	—	13.65	0.01	13.65	.01
	SUMPS & DRAINAGE CHANNELS	—	—	.57	.06	—	—	—	—	—	—	—	—	INCLUDED IN MISCELLANEOUS			
	PRIVATE	—	—	1.74	.19	—	—	17.11	1.24	—	—	—	—	50.53	0.03	69.36	.04
	FARMS & NURSERIES	—	—	.69	.07	—	—	2.41	.18	18.88	6.86	—	—	13,242.82	8.45	13,264.80	8.22
VACANT	PARK & OUTDOOR RECREATION	29.47	4.95	1.15	.12	13.43	1.01	—	—	1.88	.68	1.42	.72	1,501.42	0.96	1,548.75	.96
		564.41	61.23	314.30	34.10	966.34	72.94	442.99	32.10	163.03	59.24	125.79	63.40	109,941.75	70.20	112,316.61	69.63
MISCELLANEOUS	SPECIAL CATEGORY	—	—	2.17	.24	4.59	.35	9.00	.65	—	—	—	—	411.13	0.26	427.46	.27
TOTAL		595.20	100.00	921.60	100.00	1,324.80	100.00	1,360.21	100.00	275.20	100.00	198.40	100.00	156,602.87	100.00	161,298.28	100.00

EAST HAMPTON LAND USE

LAND AREA 70.92 SQ. MILES 45,388.80 ACRES

INCORPORATED
VILLAGE OF
SAG HARBOR
INCLUDING
SOUTHAMPTON
& EAST HAMPTON
SECTORS

INCORPORATED VILLAGES										SOUTHAMPTON & EAST HAMPTON SECTORS	
LAND USE		EAST HAMPTON		SAG HARBOR		UNINCORPORATED		TOWN SUMMARY		ACRES	PERCENT
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT		
RESIDENTIAL.....	1 FAMILY DETACHED	258.91	7.81	75.53	14.39	888.96	2.13	1,221.40	2.69	179.11	15.99
	1 FAMILY ATTACHED	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	2 FAMILY	-----	-----	.23	.04	1.09	.00 ⁺	1.32	.00 ⁺	.92	.08
	WALK UP MULTIPLE	-----	-----	-----	-----	6.48	.02	6.48	.02	.46	.04
COMMERCIAL.....	COMMERCIAL & GENERAL RETAIL	16.01	.48	1.84	.35	24.95	.06	42.80	.09	2.67	.24
	GROUND FLOOR RETAIL	-----	-----	.46	.09	3.16	.01	3.62	.01	2.54	.23
	HOTEL - MOTEL	2.70	.08	-----	-----	46.22	.11	47.92	.11	.94	.08
	OFFICE	.29	.01	.23	.04	4.75	.01	5.27	.01	.90	.08
INDUSTRIAL.....	AUTOMOTIVE STORAGE & SERVICE	1.51	.05	.34	.07	6.75	.02	10.60	.02	1.02	.09
	LIGHT INDUSTRY	2.87	.09	2.01	.38	44.11	.11	48.99	.11	2.70	.24
	WAREHOUSE & STORAGE YARD	1.72	.05	1.49	.29	8.61	.02	11.82	.03	3.90	.35
	LICENSED JUNK YARDS	-----	-----	-----	-----	6.27	.01	6.27	.01	-----	-----
	HEAVY INDUSTRY	-----	-----	1.15	.22	47.25	.11	48.40	.11	2.72	.24
INSTITUTIONAL.....	TRANSPORTATION - PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	8.31	.26	1.95	.37	380.60	.92	391.86	.88	1.95	.18
	PUBLIC	17.56	.53	4.05	.77	658.77	1.69	680.36	1.50	20.44	1.82
OPEN SPACE.....	PRIVATE	11.21	.34	4.19	.80	33.89	.08	49.09	.11	22.84	2.04
	PARK & OUTDOOR RECREATION	20.32	.61	1.36	.26	2,649.89	6.86	2,871.39	6.33	1.44	.13
	PARKWAYS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	STREETS	252.81	7.63	71.45	13.62	1,677.66	4.04	2,002.12	4.41	157.11	14.03
	MUNICIPAL PARKING LOTS	2.41	.07	-----	-----	2.30	.01	4.71	.01	2.57	.23
	BUMPS & DRAINAGE CHANNELS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	PARKING LOTS	1.32	.04	3.33	.64	.92	.00 ⁺	5.67	.01	4.45	.40
VACANT.....	FARMS & NURSERIES	153.12	4.62	2.75	.52	1,983.24	4.77	2,139.11	4.71	12.39	1.11
	PARK & OUTDOOR RECREATION	245.84	7.42	-----	-----	502.47	1.21	748.31	1.65	.48	.04
MISCELLANEOUS.....		2,316.79	69.88	352.42	67.15	32,341.24	77.84	35,010.45	77.13	699.47	62.36
TOTAL.....	SPECIAL CATEGORY	.50	.01	-----	-----	30.42	.07	30.92	.07	-----	-----
		3,315.20	100.00	524.80	100.00	41,548.80	100.00	45,388.80	100.00	1,120.00	100.00

HUNTINGTON LAND USE

LAND AREA 93.71 SQ. MILES 59,977.30 ACRES

INCORPORATED VILLAGES

LAND USE	ASHAROKEN		HUNTINGTON BAY		LLOYD HARBOR		NORTHPORT		UNINCORPORATED		TOWN SUMMARY	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL	180.90	34.42	405.10	64.20	2,433.20	41.24	647.60	44.31	14,734.20	28.83	16,401.00	30.66
COMMERCIAL	—	—	—	—	43.00	.73	26.40	1.74	868.60	1.69	937.20	1.56
INDUSTRIAL	—	—	—	—	—	—	153.00	10.47	1,125.60	2.19	1,278.60	2.13
STREETS	30.30	5.78	71.80	11.38	238.30	4.04	161.00	11.02	5,175.30	10.08	5,678.70	9.47
INSTITUTIONAL	1.30	.28	.50	.08	373.00	6.32	47.30	3.24	4,342.50	8.44	4,764.60	7.94
PARKS	1.20	.23	48.80	7.73	1,588.30	26.58	46.70	3.19	743.70	1.44	2,408.70	4.02
VACANT	311.80	59.34	104.60	16.61	1,244.20	21.09	380.40	26.03	24,469.20	47.55	26,510.50	44.20
TOTAL	525.60	100.00	631.00	100.00	5,900.00	100.00	1,461.40	100.00	51,459.30	100.00	59,977.30	100.00

ISLIP LAND USE

LAND AREA 102.27 SQ. MILES 65,452.80 ACRES

INCORPORATED VILLAGES

	LAND USE	BRIGHTWATERS		OCEAN BEACH		SALTAIRE		UNINCORPORATED		TOWN SUMMARY	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL	1 FAMILY DETACHED	339.47	58.94	80.95	90.35	37.19	19.37	12,015.59	18.60	12,473.20	19.06
	1 FAMILY ATTACHED	—	—	—	—	—	—	.11	.00	.11	.00
	2 FAMILY	—	—	—	—	—	—	38.51	.06	38.51	.06
	WALK UP MULTIPLE	.80	.10	.91	1.01	—	—	55.66	.09	57.17	.09
COMMERCIAL	COMMERCIAL & GENERAL RETAIL	4.32	.75	2.40	2.68	—	—	295.81	.46	305.53	.47
	GROUND FLOOR RETAIL	.28	.04	—	—	1.09	.57	44.71	.07	46.06	.07
	HOTEL-MOTEL	—	—	.18	.18	—	—	35.85	.05	36.01	.05
	OFFICE	1.92	.33	—	—	—	—	32.07	.05	33.89	.05
INDUSTRIAL	AUTOMOTIVE STORAGE & SERVICE	2.11	.37	—	—	—	—	79.38	.12	81.47	.12
	LIGHT INDUSTRY	.69	.12	—	—	—	—	239.20	.37	239.89	.37
	WAREHOUSE & STORAGE YARD	10.11	1.76	—	—	—	—	139.41	.22	149.52	.23
	LICENSED JUNK YARDS	—	—	—	—	—	—	8.58	.01	8.58	.01
	HEAVY INDUSTRY	—	—	—	—	—	—	291.59	.45	291.59	.45
INSTITUTIONAL	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	3.97	.69	—	—	—	—	1,513.47	2.34	1,517.44	2.32
	PUBLIC	1.10	.19	1.03	1.15	2.87	1.50	3,188.91	4.91	3,173.91	4.85
	PRIVATE	.26	.05	.86	.96	.89	.46	659.89	1.07	691.90	1.06
OPEN SPACE	PARK & OUTDOOR RECREATION	6.04	1.05	.40	.45	—	—	3,117.32	4.83	3,123.76	4.77
	PARKWAYS	—	—	—	—	—	—	1,052.61	1.63	1,052.61	1.61
	STREETS	129.83	22.54	—	—	—	—	5,958.20	9.22	6,088.03	9.30
	MUNICIPAL PARKING LOTS	—	—	—	—	—	—	—	—	—	—
	SUMPS & DRAINAGE CHANNELS	—	—	—	—	—	—	61.28	.09	61.28	.09
	PARKING LOTS	.92	.16	—	—	—	—	147.22	.23	148.14	.23
	FARMS & NURSERIES	—	—	—	—	—	—	984.63	1.52	984.63	1.50
	PARK & OUTDOOR RECREATION	6.74	1.17	.46	.51	.23	.12	4,848.37	7.20	4,855.80	7.11
VACANT		65.34	11.34	2.43	2.71	149.73	77.98	29,631.05	46.18	30,048.58	46.01
MISCELLANEOUS	SPECIAL CATEGORY	2.32	.40	—	—	—	—	142.80	.22	145.12	.22
TOTAL		576.00	100.00	89.60	100.00	192.00	100.00	64,595.20	100.00	65,452.80	100.00

RIVERHEAD LAND USE

LAND AREA 87.86 SQ. MILES 43,430.40 ACRES

		TOWN SUMMARY	
		ACRES	PERCENT
RESIDENTIAL.....	1 FAMILY DETACHED	1,082.33	2.45
	1 FAMILY ATTACHED	_____	_____
	2 FAMILY	2.16	.00 ⁺
	WALK UP MULTIPLE	1.06	.00 ⁺
COMMERCIAL.....	COMMERCIAL & GENERAL RETAIL	67.03	.15
	GROUND FLOOR RETAIL	INCLUDED IN COMM. & GENERAL RETAIL	
	HOTEL-MOTEL	14.57	.03
	OFFICE	11.74	.03
INDUSTRIAL.....	AUTOMOTIVE STORAGE & SERVICE	20.57	.06
	LIGHT INDUSTRY	26.66	.08
	WAREHOUSE & STORAGE YARD	102.48	.24
	LICENSED JUNK YARDS	4.56	.01
	HEAVY INDUSTRY	54.23	.12
INSTITUTIONAL.....	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	92.35	.21
	PUBLIC	5,099.63	11.74
OPEN SPACE.....	PRIVATE	207.27	.48
	PARK & OUTDOOR RECREATION	508.93	1.17
	PARKWAYS	_____	_____
	STREETS	1,444.94	3.33
	MUNICIPAL PARKING LOTS	8.39	.02
	SUMPS & DRAINAGE CHANNELS	1.63	.00 ⁺
	PARKING LOTS	10.89	.02
	FARMS & NURSERIES	21,785.48	50.17
VACANT.....	PARK & OUTDOOR RECREATION	658.01	1.52
		12,193.83	28.06
MISCELLANEOUS.....	SPECIAL CATEGORY	50.86	.12
TOTAL.....		43,430.40	100.00

SHELTER ISLAND LAND USE

LAND AREA 11.30 SQ. MILES 7,232.00 ACRES

INCORPORATED VILLAGE

	LAND USE	DERING HARBOR		UNINCORPORATED		TOWN SUMMARY		
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	
RESIDENTIAL.....	1 FAMILY DETACHED	8.03	4.18	280.07	3.98	288.10	3.98	
	1 FAMILY ATTACHED	_____	_____	_____	_____	_____	_____	
	2 FAMILY	_____	_____	.34	.01	.34	.01	
	WALK UP MULTIPLE	_____	_____	1.81	.02	1.81	.02	
COMMERCIAL.....	COMMERCIAL & GENERAL RETAIL	_____	_____	3.99	.06	3.99	.06	
	GROUND FLOOR RETAIL	_____	_____	.97	.01	.97	.01	
	HOTEL-MOTEL	_____	_____	3.75	.05	3.75	.05	
	OFFICE	_____	_____	1.11	.02	1.11	.02	
INDUSTRIAL.....	AUTOMOTIVE STORAGE & SERVICE	_____	_____	1.09	.01	1.09	.01	
	LIGHT INDUSTRY	_____	_____	_____	_____	_____	_____	
	WAREHOUSE & STORAGE YARD	.51	.27	7.08	.10	7.67	.11	
	LICENSED JUNK YARDS	_____	_____	_____	_____	_____	_____	
	HEAVY INDUSTRY	_____	_____	8.84	.13	8.84	.12	
INSTITUTIONAL.....	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	_____	_____	7.31	.10	7.31	.10	
	PUBLIC	.23	.12	6.87	.09	6.20	.09	
	PRIVATE	_____	_____	51.59	.73	51.59	.71	
OPEN SPACE.....	PARK & OUTDOOR RECREATION	_____	_____	9.90	.14	9.90	.14	
	PARKWAYS	_____	_____	_____	_____	_____	_____	
	PUBLIC	STREETS	17.95	9.35	407.75	5.79	425.70	5.89
		MUNICIPAL PARKING LOTS	_____	_____	_____	_____	_____	_____
		SUMPS & DRAINAGE CHANNELS	_____	_____	_____	_____	_____	_____
	PRIVATE	PARKING LOTS	_____	_____	_____	_____	_____	_____
		FARMS & NURSERIES	_____	_____	372.36	5.29	372.36	5.15
		PARK & OUTDOOR RECREATION	9.89	4.63	1,788.28	25.09	1,775.17	24.54
VACANT.....		156.39	81.45	4,108.81	58.36	4,265.20	58.97	
MISCELLANEOUS.....	SPECIAL CATEGORY	_____	_____	1.20	.02	1.20	.02	
TOTAL.....		192.00	100.00	7,040.00	100.00	7,232.00	100.00	

SMITHTOWN LAND USE

LAND AREA 54.06 SQ. MILES 34,598.40 ACRES

INCORPORATED VILLAGES

LAND USE		THE BRANCH		HEAD OF THE HARBOR		NISSEQUOGUE		UNINCORPORATED		TOWN SUMMARY	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL.....	1 FAMILY DETACHED	68.93	11.12	116.45	6.09	141.68	5.63	5,442.11	18.40	5,767.15	16.67
	1 FAMILY ATTACHED	—	—	—	—	—	—	—	—	—	—
	2 FAMILY	—	—	—	—	—	—	—	—	—	—
	WALK UP MULTIPLE	—	—	—	—	—	—	7.36	.03	7.36	.02
COMMERCIAL.....	COMMERCIAL & GENERAL RETAIL	3.50	.58	—	—	—	—	210.57	.71	214.07	.62
	GROUND FLOOR RETAIL	—	—	—	—	—	—	INCLUDED IN COMMERCIAL & GENERAL RETAIL			
	HOTEL-MOTEL	—	—	—	—	—	—	15.21	.05	15.21	.04
	OFFICE	—	—	—	—	—	—	9.72	.03	9.72	.03
INDUSTRIAL...	AUTOMOTIVE STORAGE & SERVICE	—	—	—	—	—	—	39.74	.14	39.74	.12
	LIGHT INDUSTRY	—	—	—	—	—	—	123.39	.42	123.39	.36
	WAREHOUSE & STORAGE YARD	—	—	—	—	—	—	23.53	.08	23.53	.07
	LICENSED JUNK YARDS	—	—	—	—	—	—	.46	.00	.46	.00
	HEAVY INDUSTRY	—	—	—	—	—	—	95.09	.32	95.09	.27
INSTITUTIONAL.....	TRANSPORTATION-PIERS,AIRPORTS, RAILROADS & TERMINAL FACILITIES	—	—	2.42	.13	—	—	79.38	.27	81.80	.24
	PUBLIC	12.22	2.03	—	—	1.61	.06	1,021.20	3.46	1,035.03	2.99
	PRIVATE	5.18	.86	8.89	.45	4.45	.18	293.49	.99	311.81	.90
OPEN SPACE	PARK & OUTDOOR RECREATION	—	—	—	—	95.82	3.81	1,414.33	4.78	1,510.15	4.36
	PARKWAYS	—	—	—	—	—	—	844.13	2.86	844.13	2.44
	PUBLIC	35.53	5.91	68.95	3.60	82.59	3.28	2,295.39	7.76	2,482.46	7.18
	MUNICIPAL PARKING LOTS	—	—	—	—	—	—	—	—	—	—
	SUMPS & DRAINAGE CHANNELS	1.49	.25	—	—	—	—	107.88	.37	109.17	.32
	PRIVATE	3.21	.53	.34	.02	—	—	63.30	.21	66.85	.19
	FARMS & NURSERIES	43.91	7.30	605.32	31.83	199.74	7.94	1,553.38	5.25	2,402.35	6.94
	PARK & OUTDOOR RECREATION	—	—	.52	.03	10.52	.42	1,023.39	3.48	1,034.43	2.99
VACANT.....		429.34	71.37	1,110.91	58.05	1,978.81	78.68	14,843.36	50.20	18,362.42	53.07
MISCELLANEOUS.....	SPECIAL CATEGORY	.28	.05	—	—	—	—	61.79	.21	62.08	.18
TOTAL.....		601.80	100.00	1,913.60	100.00	2,515.20	100.00	2,956.80	100.00	34,598.40	100.00

SOUTHAMPTON LAND USE

LAND AREA 145.08 SQ. MILES 92,851.20 ACRES

INCORPORATED VILLAGES

	LAND USE	NORTH HAVEN		QUOGUE		* SAG HARBOR		SOUTHAMPTON		WESTHAMPTON BEACH		SHINNECOCK INDIAN RESERVATION		UNINCORPORATED		TOWN SUMMARY	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL	1 FAMILY DETACHED	88.34	4.98	22.88	.80	103.58	17.40	426.17	8.91	296.14	15.12	22.44	2.88	2,669.25	3.31	3,627.60	3.91
	1 FAMILY ATTACHED							.23	.01					.40	.00*	.63	.00*
	2 FAMILY	.34	.02			.69	.12	.97	.02	.69	.04			6.12	.01	8.81	.01
	WALK UP MULTIPLE					.48	.08	.86	.02	6.14	.31			15.48	.02	20.92	.02
COMMERCIAL	COMMERCIAL & GENERAL RETAIL	.11	.01	7.24	.25	.83	.14	26.97	.63	9.40	.48	.26	.03	370.87	.48	435.31	.47
	GROUND FLOOR RETAIL					2.08	.35	INCLUDED IN COMM. & GENERAL RETAIL		9.87	.51			7.88	.01	INCLUDED IN COMM. & GENERAL RETAIL	
	HOTEL-MOTEL			2.21	.08	.94	.18	2.91	.07	16.01	.82			69.17	.09	91.24	.10
	OFFICE	.17	.01	.69	.02	.87	.11	2.24	.05	1.26	.06			9.25	.01	14.28	.01
INDUSTRIAL	AUTOMOTIVE STORAGE & SERVICE	.77	.04	1.38	.05	.88	.11	3.70	.09	2.47	.13			26.26	.03	36.26	.04
	LIGHT INDUSTRY			1.78	.06	.69	.12	2.30	.05	7.60	.39			14.42	.02	28.79	.03
	WAREHOUSE & STORAGE YARD	.98	.06	1.00	.04	2.41	.41	9.50	.22	5.28	.27			66.73	.08	85.90	.09
	LICENSED JUNK YARDS			.40	.01			5.74	.13					38.85	.05	44.79	.05
INSTITUTIONAL	HEAVY INDUSTRY			14.52	.51	1.87	.28							188.38	.23	204.47	.22
	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES			10.51	.37			14.39	.33	2.90	.15			194.49	.24	222.29	.24
	PUBLIC	.80	.04	5.28	.19	16.39	2.75	41.98	.98	44.20	2.26			2,317.34	2.88	2,425.99	2.61
	PRIVATE	134.00	7.56	7.55	.26	18.85	3.13	47.03	1.09	5.03	.28	11.81	1.41	183.34	.23	407.41	.44
OPEN SPACE	PARK & OUTDOOR RECREATION	6.60	.49	91.46	3.21	.06	.01	4.29	.10	6.65	.34			456.07	.56	568.13	.61
	PARKWAYS																
	STREETS	86.87	4.90	173.90	6.11	85.68	14.39	302.52	7.03	161.59	8.28	43.56	5.21	3,426.32	4.25	4,280.42	4.61
	MUNICIPAL PARKING LOTS					2.57	.43	4.22	.10	1.12	.06			15.07	.02	22.98	.02
	SUMPS & DRAINAGE CHANNELS													5.85	.01	5.85	.01
	PARKING LOTS			4.13	.15	1.12	.19	6.90	.16	7.58	.39			6.62	.01	26.35	.03
	FARMS & NURSERIES	77.36	4.36	.40	.01	9.84	1.82	971.75	22.59	3.13	.16	48.34	5.79	10,999.78	13.66	12,110.40	13.04
VACANT	PARK & OUTDOOR RECREATION			72.89	2.56	.46	.08	34.18	.80	43.23	2.21	1.49	.18	963.21	1.20	1,115.46	1.20
		1,374.46	77.53	2,429.98	85.32	346.05	58.14	2,391.95	55.62	1,321.56	87.70	707.70	84.89	58,448.17	72.56	67,019.87	72.18
MISCELLANEOUS	SPECIAL CATEGORY									1.15	.06			60.90	.06	52.05	.06
TOTAL		1,772.80	100.00	2,848.00	100.00	595.20	100.00	4,300.80	100.00	1,952.00	100.00	835.60	100.00	80,546.80	100.00	92,851.20	100.00

* SOUTHAMPTON PORTION OF SAG HARBOR ONLY.
REFER TO PAGE 15 FOR COMBINED TOTAL.

SOUTHOLD LAND USE

LAND AREA 48.89 SQ. MILES 31,161.80 ACRES

		INCORPORATED VILLAGE									
		GREENPORT		UNINCORPORATED		TOWN SUMMARY				FISHERS ISLAND	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT			ACRES	PERCENT
RESIDENTIAL	1 FAMILY DETACHED	110.54	30.84	1,939.67	6.89	2,050.21	7.19	RESIDENTIAL		244.75	9.24
	1 FAMILY ATTACHED										
	2 FAMILY	4.81	1.29	4.69	.02	9.29	.03				
	WALK UP MULTIPLE	.43	.12	9.95	.03	10.38	.04				
COMMERCIAL	COMMERCIAL & GENERAL RETAIL	7.39	2.08	81.01	.29	88.40	.31	COMMERCIAL		18.58	.70
	GROUND FLOOR RETAIL	4.76	1.33	6.28	.02	11.02	.04				
	HOTEL-MOTEL	2.55	.71	17.91	.06	20.46	.08				
	OFFICE	.70	.20	4.04	.01	4.74	.01				
INDUSTRIAL	AUTOMOTIVE STORAGE & SERVICE	1.15	.32	15.69	.06	16.84	.06				
	LIGHT INDUSTRY	.70	.20	3.40	.01	4.10	.01	TRANSPORTATION		16.53	.62
	WAREHOUSE & STORAGE YARD	7.67	2.14	63.51	.23	71.18	.25				
	LICENSED JUNK YARDS	.60	.17	1.12	.00 ⁺	1.72	.01				
INSTITUTIONAL	HEAVY INDUSTRY			13.86	.05	13.86	.05				
	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	6.46	1.80	199.96	.71	206.42	.72				
	PUBLIC	6.32	1.76	933.66	3.32	939.98	3.30	INSTITUTIONAL		36.59	1.38
	PRIVATE	13.49	3.76	84.96	.30	98.45	.34				
OPEN SPACE	PARK & OUTDOOR RECREATION	.47	.13	353.78	1.26	354.25	1.24				
	PARKWAYS										
	STREETS	58.44	16.31	1,362.34	4.84	1,420.78	4.99				
	MUNICIPAL PARKING LOTS										
	SUMPS & DRAINAGE CHANNELS			4.25	.01	4.25	.00 ⁺	OPEN SPACE		327.07	12.34
	PARKING LOTS	3.21	.90	18.59	.07	21.80	.08				
	FARMS & NURSERIES	1.09	.30	15,991.96	56.80	15,993.05	56.10				
	PARK & OUTDOOR RECREATION			190.51	.68	190.51	.67				
VACANT		127.13	35.47	6,830.20	24.26	6,957.33	24.40				
MISCELLANEOUS	SPECIAL CATEGORY	.89	.19	21.89	.08	22.58	.08	VACANT		2,006.48	75.72
TOTAL		358.40	100.00	28,163.20	100.00	28,511.60	100.00	TOTAL		2,650.00	100.00

COUNTY SUMMARIES

COUNTY SUMMARY

LAND AREA 897.12 SQ. MILES 574,168.78 ACRES

		* COUNTY SUMMARY		TOWN OF HUNTINGTON		GRAND TOTAL	
LAND USE		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL.....	1 FAMILY DETACHED	45,785.13	8.95	RESIDENTIAL.....	18,401.00	30.88	64,514.33
	1 FAMILY ATTACHED	8.97	.00*				
	2 FAMILY	175.70	.03				
	WALK UP MULTIPLE	145.53	.03				
COMMERCIAL.....	COMMERCIAL & GENERAL RETAIL	1,831.96	.38	COMMERCIAL.....	937.20	1.56	4,650.06
	GROUND FLOOR RETAIL **	113.91	.02				
	HOTEL-MOTEL	273.47	.05				
	OFFICE	137.38	.03				
INDUSTRIAL.....	AUTOMOTIVE STORAGE & SERVICE	408.28	.08	INDUSTRIAL.....	1,278.60	2.13	6,287.49
	LIGHT INDUSTRY	753.41	.15				
	WAREHOUSE & STORAGE YARD	966.19	.19				
	LICENSED JUNK YARDS	120.73	.02				
INSTITUTIONAL.....	HEAVY INDUSTRY	1,686.92	.37	STREETS.....	5,678.70	9.47	41,450.53
	TRANSPORTATION-PIERS, AIRPORTS, RAILROADS & TERMINAL FACILITIES	3,281.84	.64				
	PUBLIC	25,814.69	5.05				
	PRIVATE	4,270.84	.83				
OPEN SPACE.....	PARK & OUTDOOR RECREATION	13,298.44	2.60	INSTITUTIONAL.....	4,784.80	7.94	34,850.13
	PARKWAYS	2,261.37	.44				
	STREETS	32,716.22	6.40				
	MUNICIPAL PARKING LOTS	82.78	.01				
VACANT.....	SUMPS & DRAINAGE CHANNELS ***	182.18	.04	PARKS.....	2,408.70	4.02	27,700.95
	PARKING LOTS	551.27	.11				
	FARMS & NURSERIES	68,765.87	13.64				
	PARK & OUTDOOR RECREATION	11,993.81	2.34				
MISCELLANEOUS.....		283,778.92	57.43	VACANT.....	26,510.50	44.20	390,055.29
	SPECIAL CATEGORY	946.88	.19				
TOTAL.....		511,531.48	100.00	TOTAL.....	59,977.30	100.00	571,508.78

* HUNTINGTON IS EXCLUDED FROM THIS SUMMARY DUE TO SLIGHTLY DIFFERENT METHODS OF COMPUTATIONS, THE RESULTS OF WHICH CANNOT BE COMBINED MEANINGFULLY.

** THIS CATEGORY IS INCLUDED IN COMMERCIAL & GENERAL RETAIL FOR RIVERHEAD, SMITHTOWN & SOUTHAMPTON TOWNS.

*** THIS CATEGORY IS INCLUDED IN MISCELLANEOUS FOR BABYLON & BROOKHAVEN TOWNS.

SOURCE: PRELIMINARY REPORT LAND USE AND ZONING HUNTINGTON, NEW YORK HARLAND BARTHOLOMEW & ASSOCIATES-WASHINGTON D.C., APRIL 1962

Virtually all of Suffolk's 922 square miles are suitable for development. The slightly more than 40% of the land already built upon, as indicated by the summary chart on the preceding page, includes a sizable portion of the land with slopes greater than 10%. The lands subject to flooding (less than 10 feet elevation) have experienced the most rapid urbanization, due in part to their waterfront locations.

Historically, the first settlers came from New England. They transferred to Long Island their particular brand of community planning. Physically, the private homes all with individual gardens sufficiently large for vegetables and fruit gardens were centered about the village green or common. The town hall and public meeting house were the dominating structures located on the common. When the community grew to the extent that crowding or the demand for space became competitively apparent, a group would select a new site and establish their own village in a similar fashion. The hamlets, villages and towns in pre-revolutionary Suffolk were thus created in a style of self-sufficiency physically and politically. The land use patterns echo this fact to the present day in many of the oldest communities.

The current growth due to Metropolitan influences is typified by the rapid urbanization of the five western towns. (90% of the population of Suffolk is in these five towns). This post World War II exodus of families with young children from the New York Metropolitan area occurred for several reasons. They came, in the main, to satisfy the typical American yearning for a private home in a "country" atmosphere. Aiding this movement has been the increased mobility of people due to better roads, high incomes, easy mortgage financing and more diversified job opportunities. Suffolk County has the added pull of its nearness to the "City Core", coupled with the availability of large tracts of land ideally suited for mass construction.

This has occurred without any measurable quantity of planning. As a result the new land use patterns are, to a large

extent, haphazard, indicative of the need for public action and correction. Since the major function of this study is one of establishing an inventory of existing conditions, both qualitatively and quantitatively, it is necessary to examine some of the problems. In this manner it may become possible to avoid repetition of some of the pitfalls deleterious to sound community growth. The report is critical only in the sense of isolating those factors which could be changed to achieve a planned approach for the future. Several photographs depicting typical land use problems are included at the end of this section on page 32.

The following maps are furnished to afford the reader a generalized illustration of the existing land use in Suffolk County. The relative saturation of the western towns indicates the presence of urbanization. The entire spectrum of community needs, problems and solutions vary and multiply with increasing development and density. More diversity appears in almost all the land use categories with the proportionate decrease of open space. It can be expected that the current patterns will continue in an eastward fashion with the creation of additional strip business zones, mixed uses without compatible buffers, and the pre-emption of fertile agricultural lands for vast total-coverage residential communities.

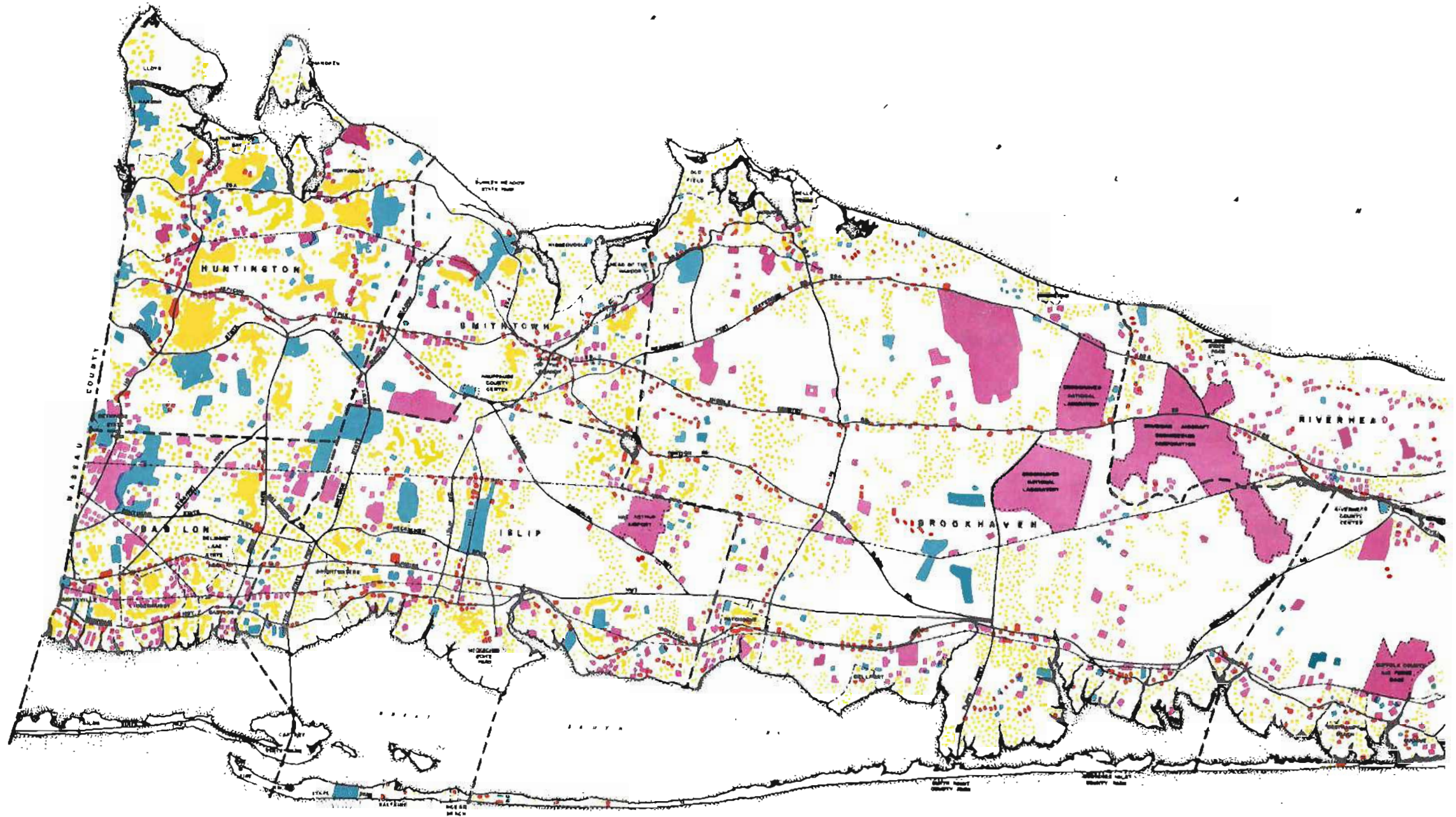
This need not be the case. "Proposed Land Use", another in the Comprehensive Plan Series, scheduled for completion in 1963, is devoted to a discussion of various alternative methods of development and their possible consequences to the County.

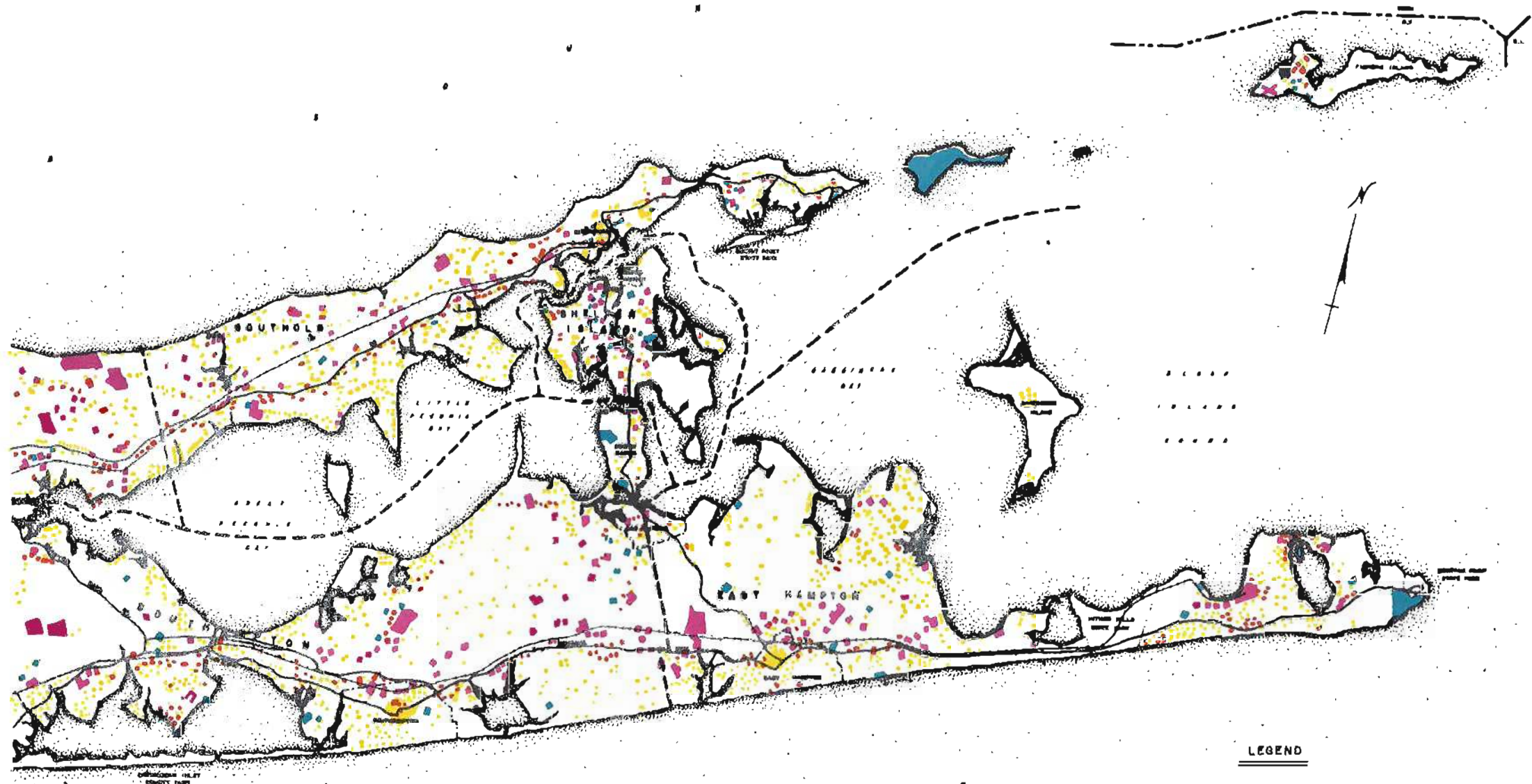
The Built-up Land Use Map includes those categories representative of permanent structures on the land. The physical relationships become visually apparent. The Open Space Map although representative of current uses is not as permanent a situation as the former and by its very nature does not connote similar planning problems. This separate presentation also affords the inclusion of additional breakdowns not otherwise practical at this small scale. The Total Land Use Map is a simplified composite of the first two.

EXISTING

BUILT

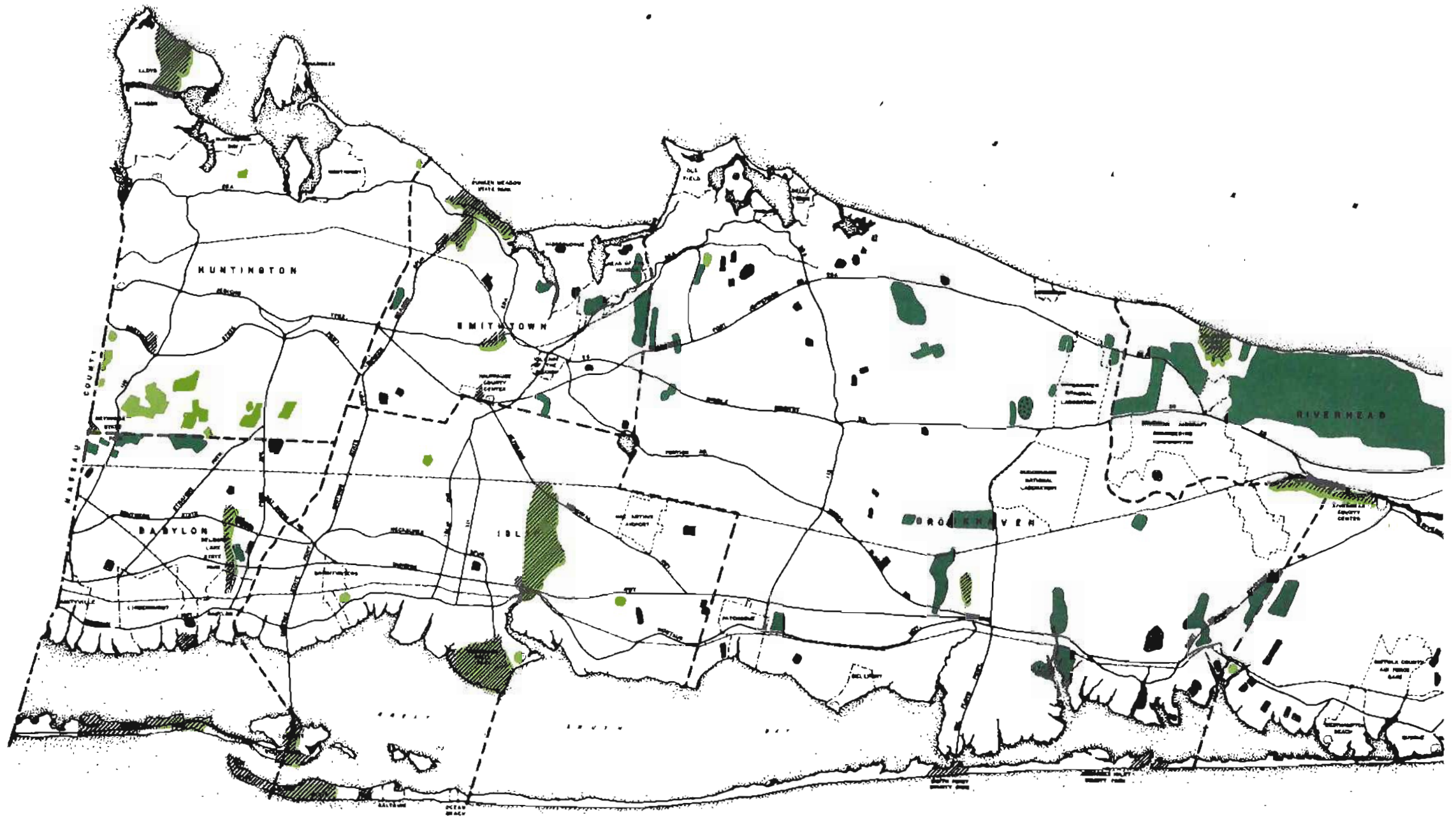
UP

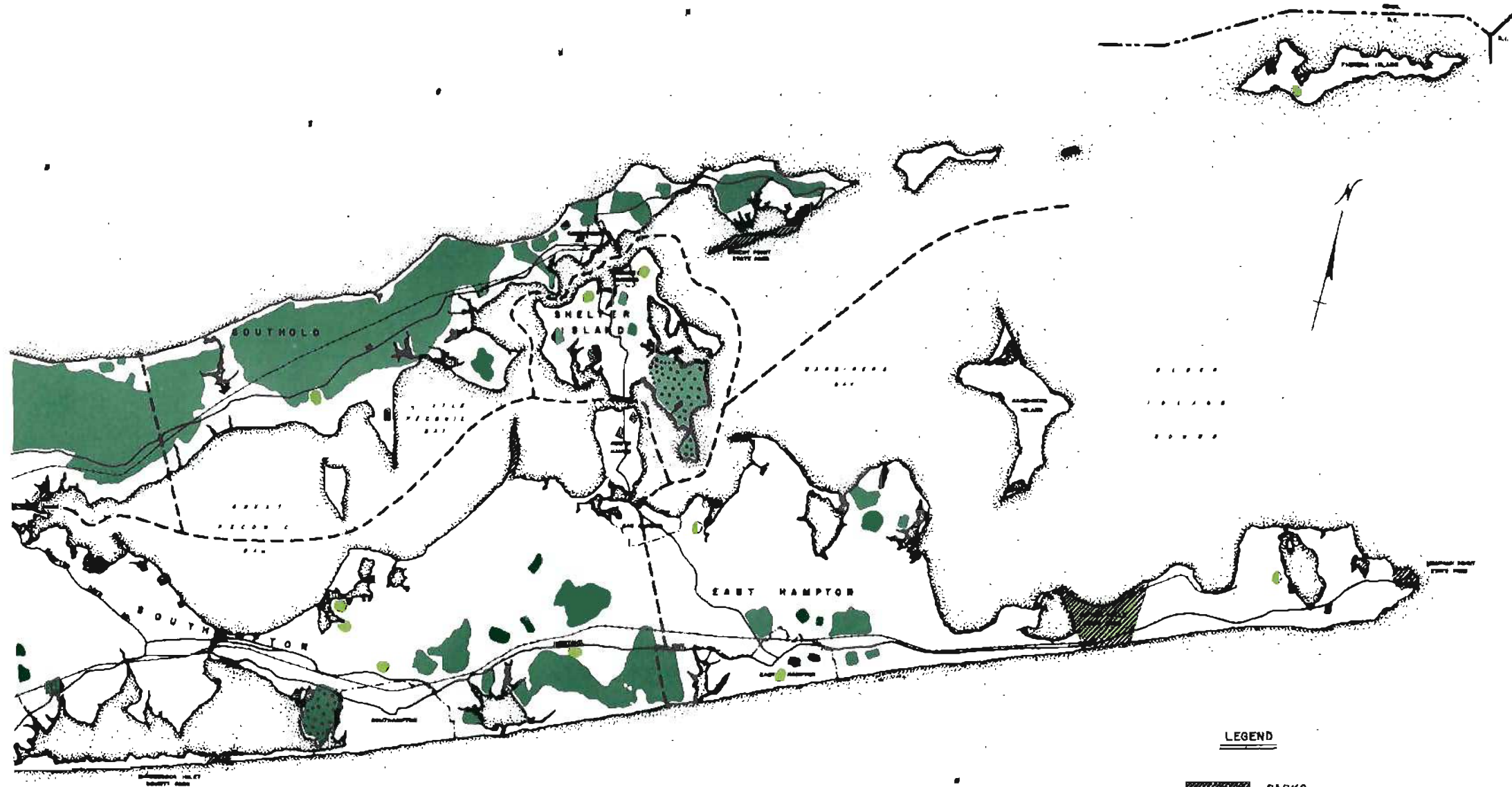




USABLE

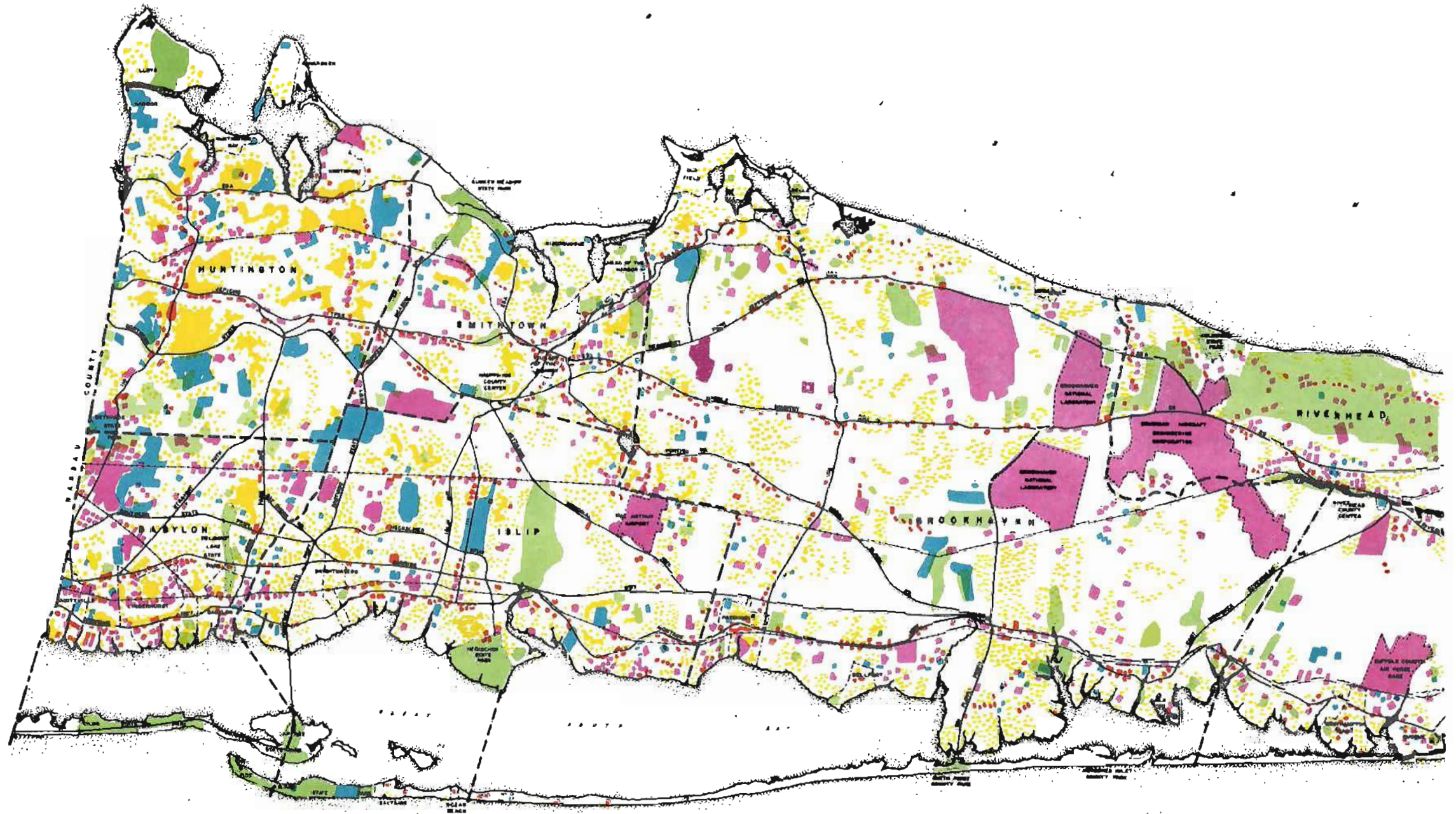
OPEN

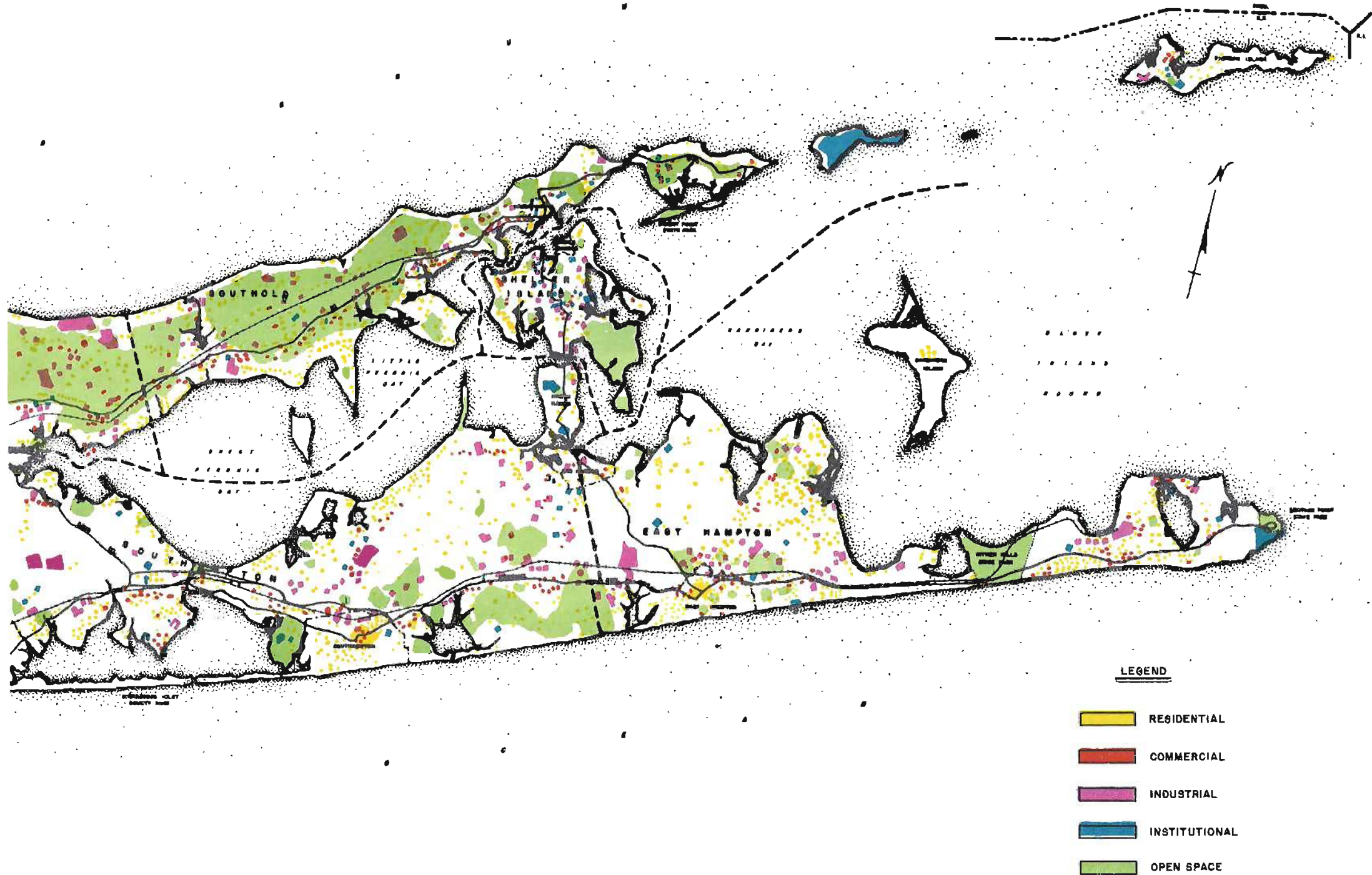




EXISTING

LAND





TYPICAL LAND USE PROBLEMS



STRIP COMMERCIAL



MIXED USES



CHINESE WALL



FLOOD PLAIN

IMPLICATIONS

VACANT LAND CAPACITY ANALYSIS

Land use patterns are partially created or shaped by legislative action. In other words, the zoning codes enacted by municipalities are contributory to the resultant development. One usually complements the other. It is normal to expect that zoning, which is a tool for implementing a plan, is devised after the communities' goals for desirable land uses have been determined. Whether or not this has actually been the case in all the Towns of Suffolk County, is not the issue in this report. "Zoning", another in the Comprehensive Plan Series, due for release in February 1963 covers the topic in depth. However, once the zoning ordinance is in effect, the possible development of a municipality is fairly confined within the limits of the code. This has relevance to this study in that the possible development of the County can be determined by evaluating the zoned capacities of the vacant uses in the County. An analysis of this type serves several purposes. It can yield a quantitative measure of the commercial and industrial potential of the County. The ultimate population may also be derived with this method. The planner is also afforded a simple, quick answer as to what the future community will be if present trends continue. In addition, evaluations can readily be made as to the future public needs created by this development.

The following maps have been included to illustrate the method used by the staff. The actual analysis was carried out on 2000 foot scale maps of the individual towns. The first map indicating the built-up areas, includes only those land uses of a permanent nature. All properties that can be further developed, such as farms, golf courses, game preserves and large estates have been omitted. The next map showing existing densities is shown merely to indicate the relative concentration of people in the built-up areas. The last map contains the zoning allowed in the various sections of the County.

In order to determine the population potential it is necessary to determine the quantities of vacant land in each of the permitted zone categories. This was accomplished by placing transparent overlays indicating zoning districts over the land use maps.

The vacant lands were then calculated by zone use by direct measurement. The balance of the analysis is arithmetic.

The following example is illustrative of the method. Let us assume a vacant tract of 100 acres in a one-acre residential zone. The total number of houses might be anticipated to be 100. However, in developing land, public services such as streets, sumps and park sites must be provided. Therefore, the actual number of houses permitted is determined by multiplying the total area by a factor representing the public lands. Expressed mathematically, $T_v = (f \times A)$. Where T_v is the total number of houses permitted on the vacant land, f is the factor and A is the total vacant acreage.

<u>Zoning category</u>	<u>House factor</u> <u>No. Houses per acre</u>
1/4 acre	2.5
1/3 acre	2.1
1/2 acre	1.5
1 acre	.7
2 acres	.4

In this case the factor is 0.7. This tract would therefore yield 70 houses. These public needs are partially exclusive of the lot size required for each home. With each zone category, whether it be 1/4, 1/3, 1/2, one-acre, etc. more land is utilized than is apparent from the terminology. By examining hundreds of sub-division designs in the various residentially zoned sizes, the staff arrived at the average possible number of homes per acre.

The ultimate population that can be accommodated is estimated by adding to the current population, the number of additional persons that are anticipated under current zoning if all the vacant land is utilized. Since residential usage is normally

expressed in the number of dwelling units or households, it becomes necessary to translate these terms into persons per household. Expressed mathematically, $P_v = (T_v \times P_h)$. Where P_v is the total population allowed on the vacant land, T_v is the total houses on the vacant land and P_h is the average number of persons per household. In this study P_h was assumed to be 3.78. This figure represents the current average for the Town of Babylon. Since the future development of the County will probably be of a similar nature to that of Babylon, it is reasonable to expect that the choice of this value will be valid. Applied to the 100 acre tract example, the population would be 265 persons.

On this basis the analysis indicates that the ultimate population of Suffolk County could be approximately 4,200,000 persons.^{3/}

<u>Town</u>	<u>Possible Additional Population</u>	<u>Town</u>	<u>Possible Additional Population</u>
Babylon	213,657	East Hampton	215,970
Brookhaven	1,520,936	Riverhead	442,812
Huntington	107,250	Shelter Island	30,675
Islip	185,295	Southampton	407,472
Smithtown	83,304	Southold	225,753
Suffolk County Total			
3,433,124			

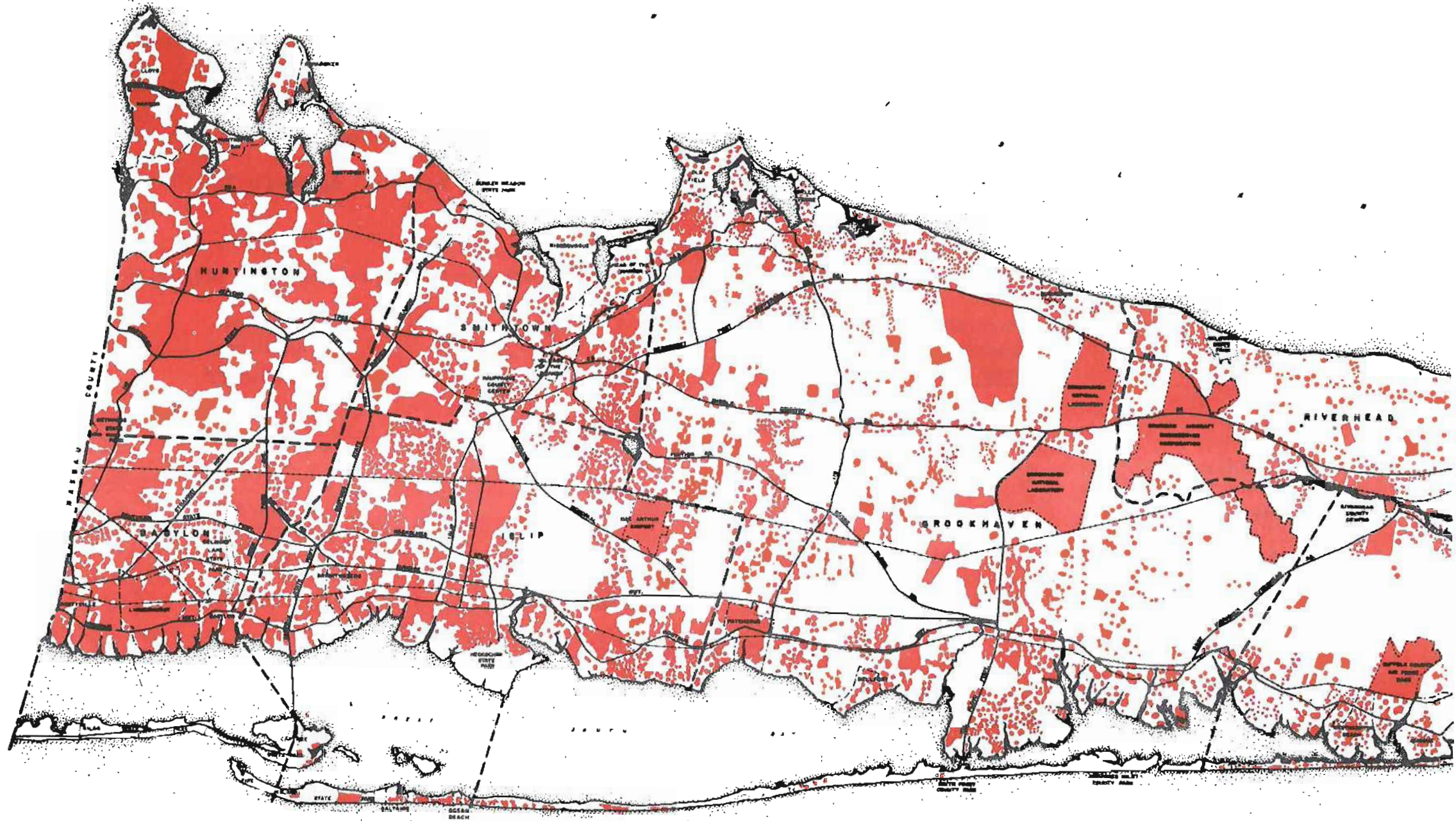
The population as of July 1962 was 750,000. Therefore the total ultimate population would be 3,433,124 + 750,000 or 4,200,000.

^{3/} "Population" - Another of the Comprehensive Plan Series by the Suffolk County Planning Department.

SUFFOLK

COUNTY

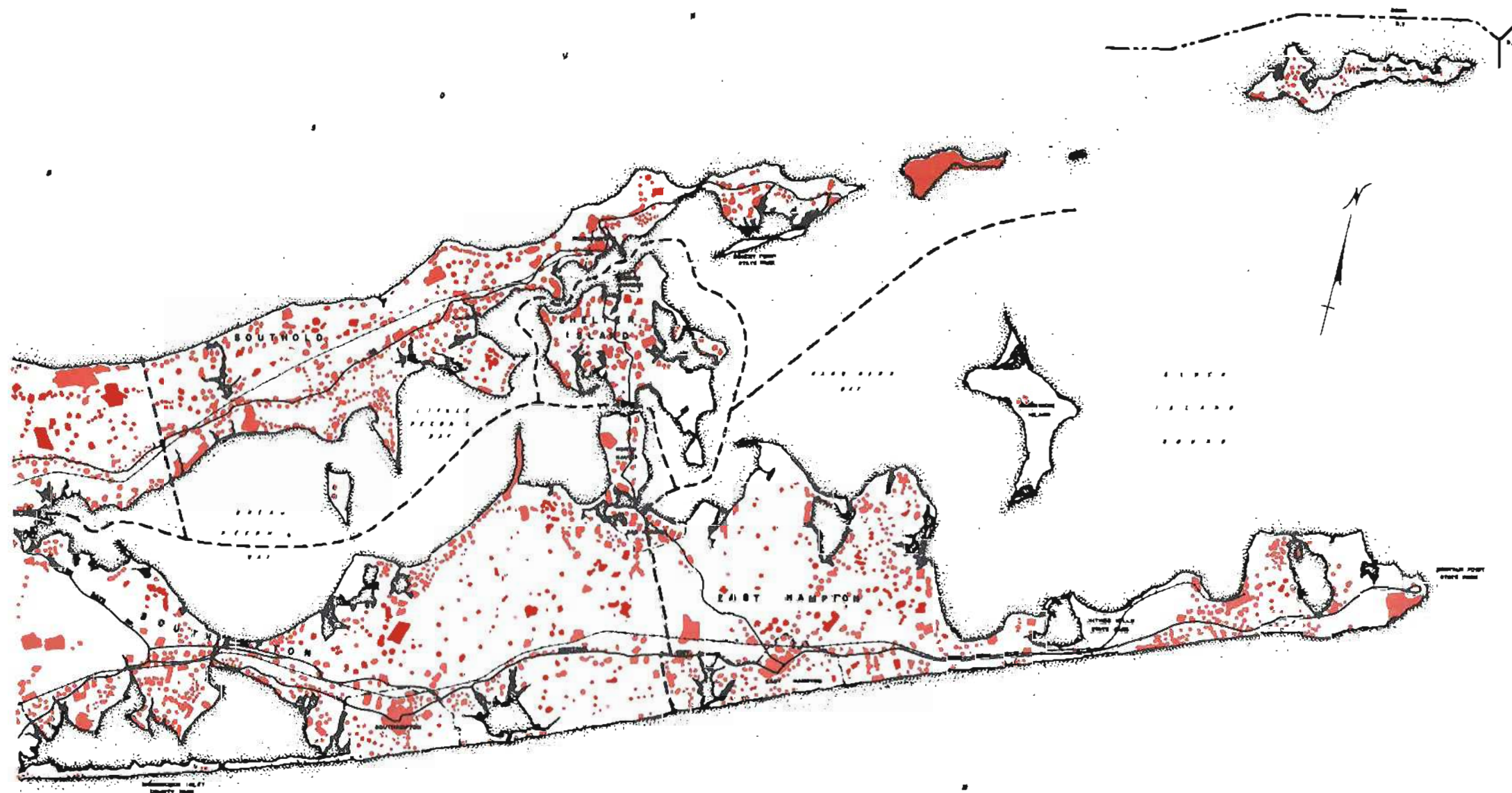
BUILT



UP

AREAS

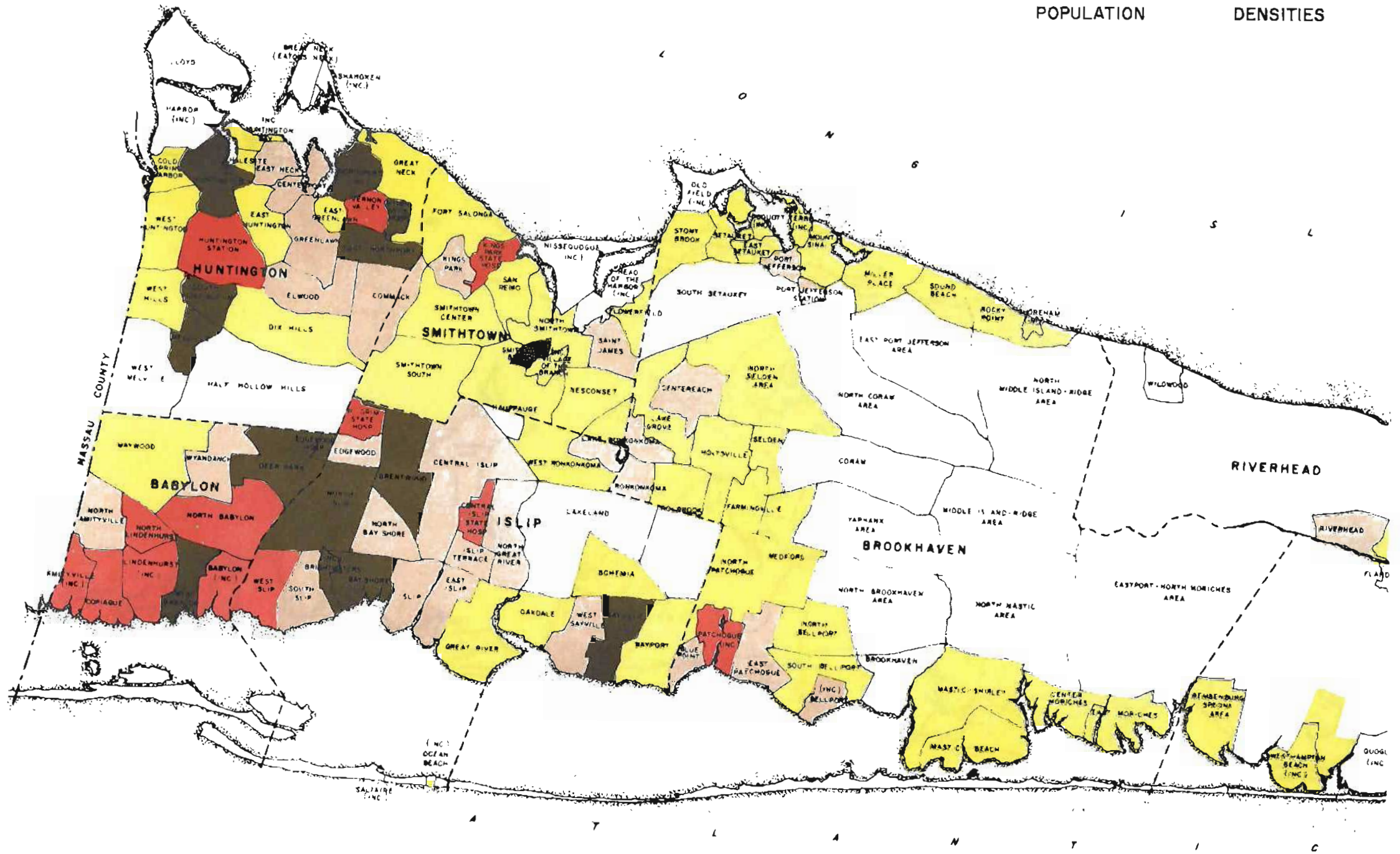
1962



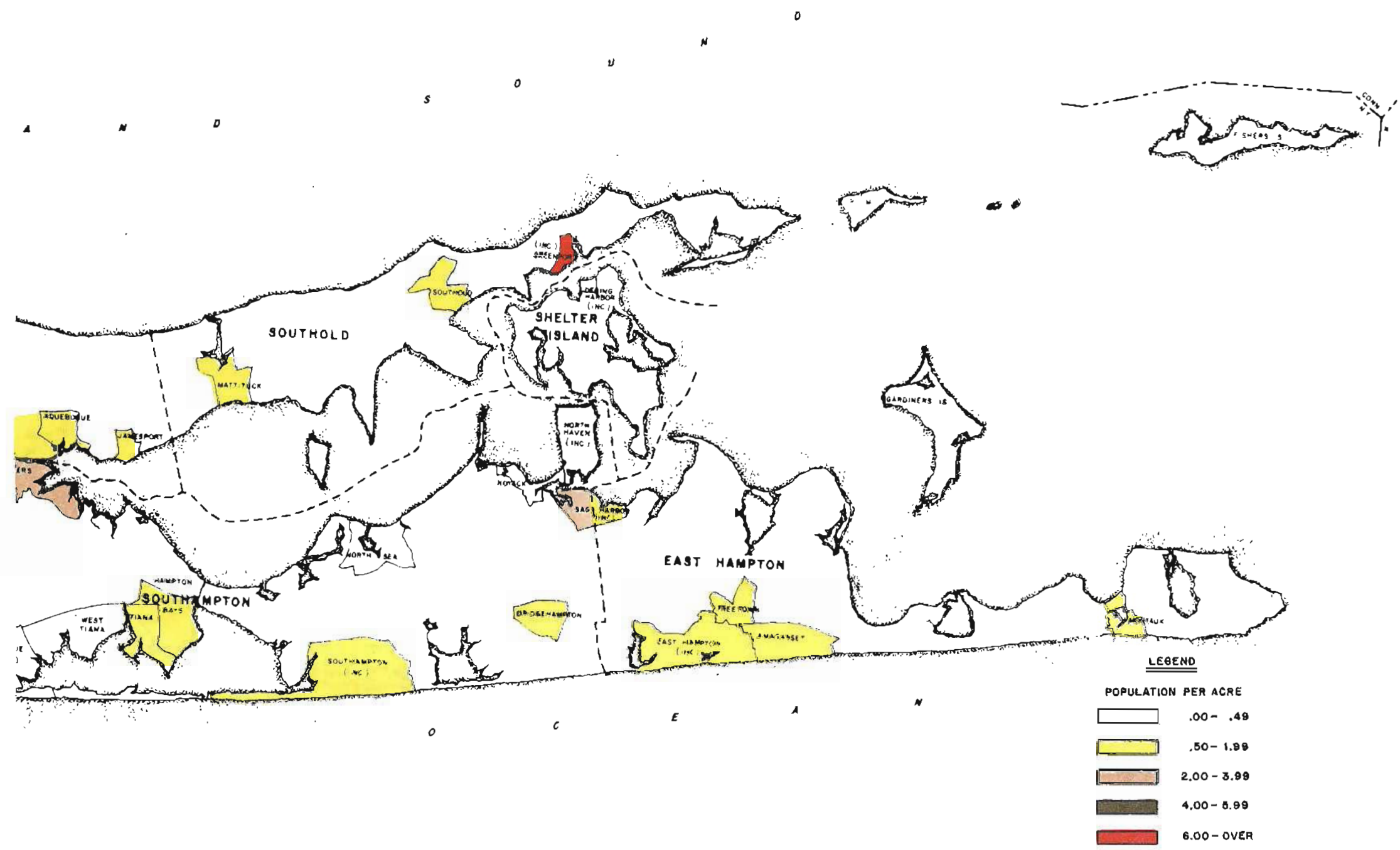
BUILT UP AREAS

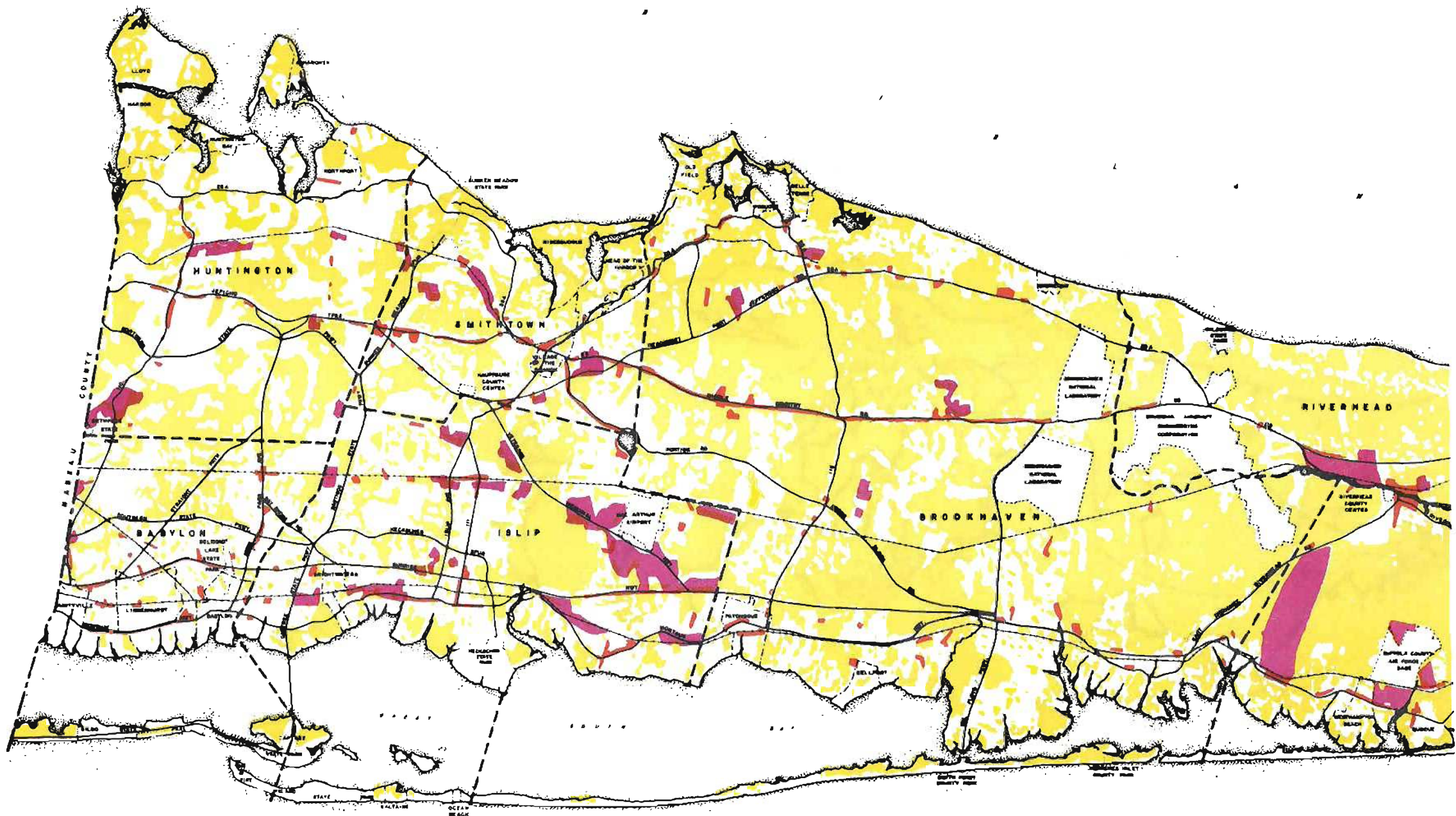
POPULATION

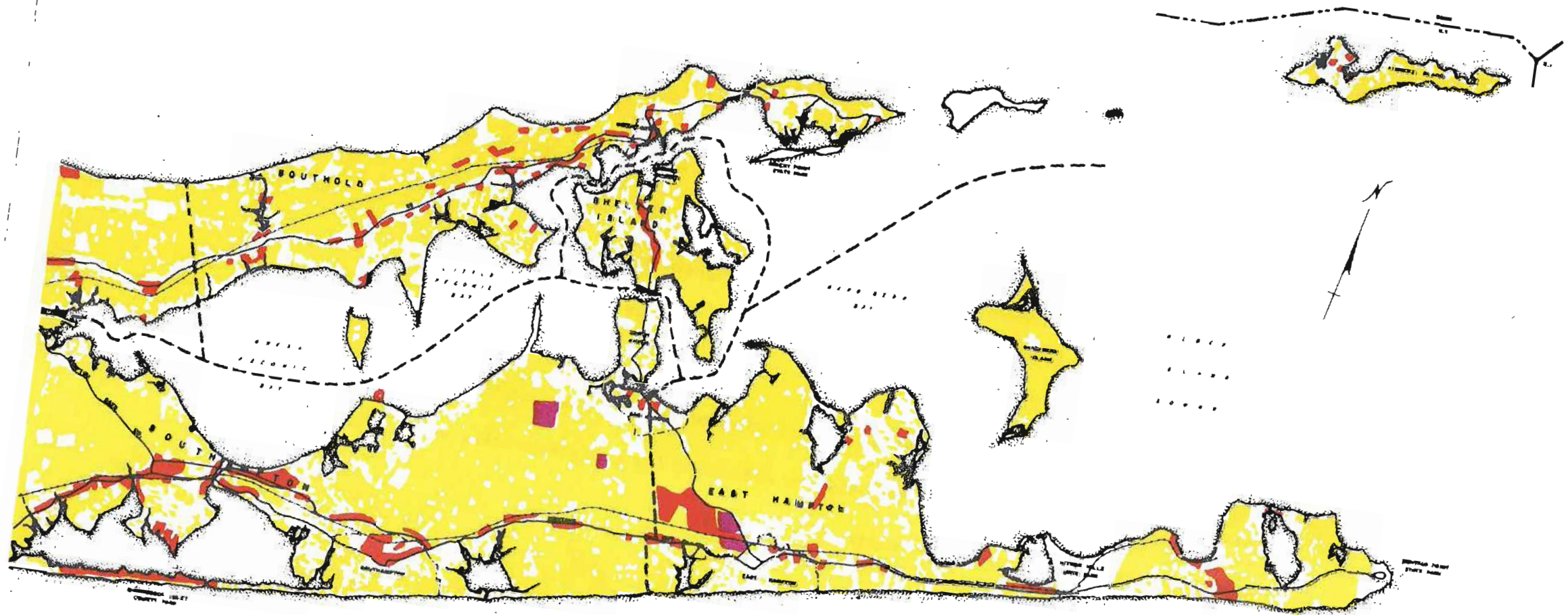
DENSITIES



BY COMMUNITIES - 1962







LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

Conclusion - It is recognized that the expectation of every vestige of vacant land in Suffolk County being used for residential purposes is remote. There will be changes to other land uses and there will be parcels held in large tracts for estate purposes. Never-the-less, the possibility of accommodating a population in excess of 4 million under current zoning raises several questions. Has Suffolk the natural resources to support such a population? Will these zoning patterns tend to scatteration of land uses? Is the zoning comprehensive enough to insure against breakdowns? What are the repercussions on land use as a result of current zoning?

A full discussion and consideration of solutions will be carried in "Zoning", and "Future Land Use". These reports are scheduled for completion this year and are portions of the Comprehensive Plan Series.